

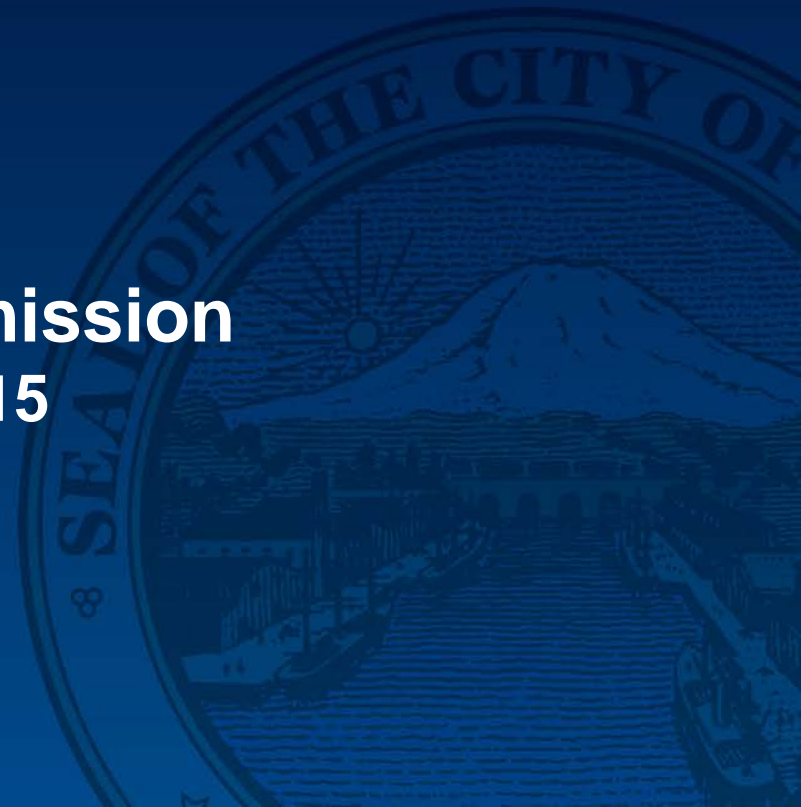
Plan and Code Cleanup

City of Tacoma

Planning and Development Services

Planning Commission

April 15, 2015



2. Height Variances Outside of VSD and Accessory Buildings

- Exceptions to height limitations are permitted through three code mechanisms:
 1. Variances (VSD & Accessory Buildings)
 2. General exceptions
 3. Conditional Uses

TMC 13.06.645

- Variances are categorized into seven specified types
- The applicability and criteria of the first three could be amended to accommodate this cleanup item
 1. Development regulations (bulk, area)
 2. Accessory Buildings - height
 3. View-Sensitive Overlay District - height

TMC 13.06.602

- Exceptions to building height limits are also permitted for specified land uses (e.g., schools, libraries, churches), and for non-occupied architectural features.
- Maximum height of 45 ft. in districts with a height limit of 35 ft.
- Building appurtenances may exceed the district height limit if no usable floor space above the district height limit is added.

TMC 13.06.640

- The height of buildings with conditional uses may be authorized to exceed district height limits
- However, if such uses are located in districts in which they are permitted outright, there is no outlet to achieve project-specific height bonuses

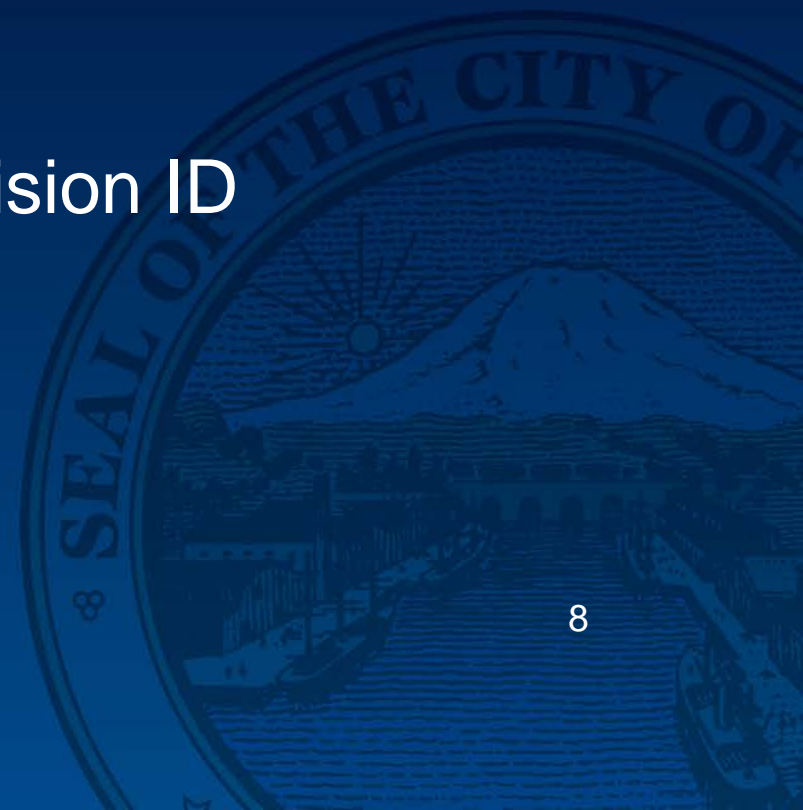


7. Allow Reasonably Sized Apartment Signs in Residential Districts

- The residential districts don't have any allowance for signs other than real estate signs and home occupation signs.

TMC 13.06.522

- Nameplates
 - 1.5 sq. ft.
- Real Estate Signs
 - 12 sq. ft.
- Ground Signs for Subdivision ID
 - 30 sq. ft.

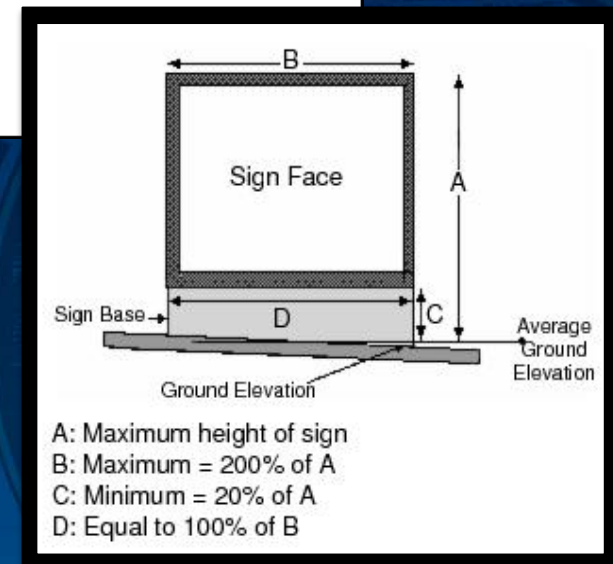


University Place

Residential (R1, R2, MF) and PF Overlay

Type of Sign	Permit Required	Area (sq. ft.)	Height (feet)	Setback* (feet)	Number of Signs	Other Requirements
Home Occupation	No	2	10	0	1	May be freestanding, placed on primary structure, or placed in window
Residential Development	Yes	20	10	0	1 per entrance; two at main entrance	

- “Residential development sign” means a sign identifying a subdivision or multifamily complex
- “Multifamily” means a structure containing three or more dwelling units, with the units joined to one another

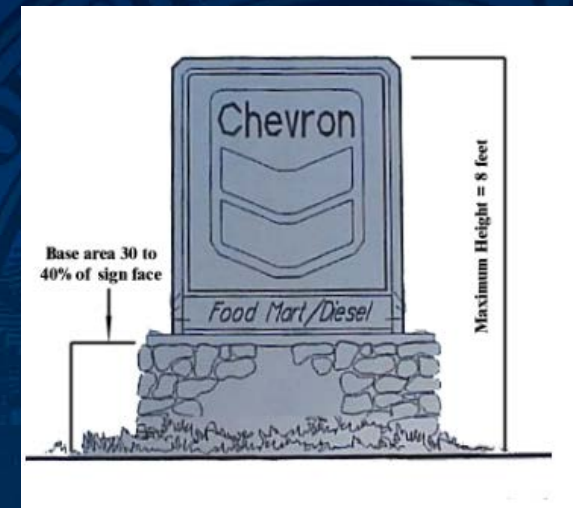


Browns Point/Dash Point

- Multi-family complexes having three or more residential buildings are permitted one monument sign at each site entrance
- Maximum height of 6 ft.; width shall not exceed sign height

Table 18B.20.030-1. Countywide Minimum Setbacks for Freestanding Signs

Ground Clearance	Setback from Road ROW	Setback from Interior Yard
Less than 10 feet	15 feet	2 feet
10 feet to 13 feet 6 inches	5 feet	2 feet
More than 13 feet 6 inches	2 feet	2 feet



Puyallup

- Residential developments of four or more dwelling units are permitted one development complex sign for each street frontage
- May be located anywhere on the property, as long as the sign complies with the same height limitations specified for fences
- Maximum sign area shall be two sq. ft., plus one sq. ft. for each dwelling unit or lot, not to exceed 25 sq. ft.

St. Paul, MN

- For multi-family structures on parcels 25,000 sq. ft. or smaller, one ID sign for each street frontage is allowed.
- No sign shall exceed six square feet in size.
- For multiple-family structures on parcels larger than 25,000 square feet, one or two ID sign(s) on each street frontage is/are allowed. The total amount of signage on each frontage shall not exceed twenty-four sq. ft.

8. Have a Clear “Sunset Clause” for Discontinued CUPs

- It is unclear if properties that are a conditional use that have been vacant for a certain amount of time need to get a new CUP to reestablish the use.

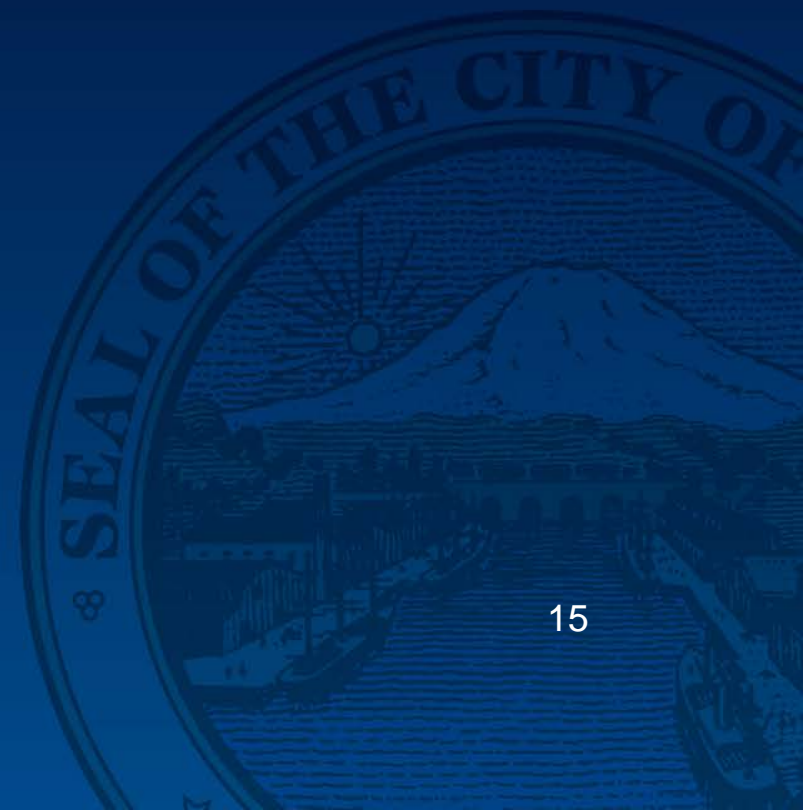


*Phi Delta Theta
University of Puget Sound
Est. 1952*



Benchmarking

- Bellevue – 1 year
- Seattle – 2 years
- Gig Harbor – 2 years
- Portland – 3 years



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