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
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

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

- “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>
<thead>
<tr>
<th>Ground Clearance</th>
<th>Setback from Road ROW</th>
<th>Setback from Interior Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 10 feet</td>
<td>15 feet</td>
<td>2 feet</td>
</tr>
<tr>
<td>10 feet to 13 feet 6 inches</td>
<td>5 feet</td>
<td>2 feet</td>
</tr>
<tr>
<td>More than 13 feet 6 inches</td>
<td>2 feet</td>
<td>2 feet</td>
</tr>
</tbody>
</table>
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.
Benchmarking

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