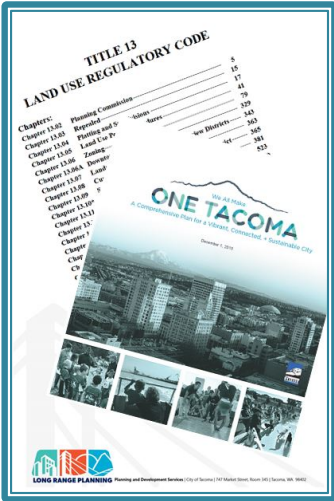


Section II-F

Minor Plan and Code Amendments





Minor Plan and Code Amendments Staff Analysis Report

March 6, 2019

The “Minor Plan and Code Amendments” is one of the applications for the 2019 Annual Amendment to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code.

The Minor Plan and Code Amendments application includes proposed amendments that are intended to keep information current, address inconsistencies, correct minor errors, and clarify and improve provisions that, through implementation of the *One Tacoma Plan* and administration of the code, are found to be unclear or not fully meeting their intent.

This year, the application includes 28 proposed amendments to Chapters 1.37, 8.30, 13.04, 13.05, 13.06, 13.06A, and 13.09 of the Tacoma Municipal Code, as shown in Exhibit “A.” Most of the proposed revisions are in 13.06.

Proposed revisions are not intended to suggest substantive or policy-level amendments to the *One Tacoma Plan* or the Code.

Project Summary

Applicant:	Planning and Development Services Department
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org
Staff Recommendation:	Staff recommends that the Planning Commission release the proposed code amendments as shown in Exhibit “A” for public review.
Project Proposal:	See Exhibit “A”



Planning and Development Services

City of Tacoma, Washington
Peter Huffman, Director

Project Manager:

Lihuang Wung, Senior Planner
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Website:

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1. Area of Applicability

As shown in Exhibit "A", proposed amendments contained in the Minor Plan and Code Amendments apply citywide - in various zoning districts and geographical areas.

2. Background

The "Minor Plan and Code Amendments" is an annual process used by staff to improve the clarity and effectiveness of the *One Tacoma* Comprehensive Plan and the Tacoma Municipal Code (TMC), primarily Title 13 Land Use Regulatory Code. Proposed revisions included in the Minor Amendments address issues that have been identified by staff, customers of the Planning and Development Services Department, the Planning Commission, the City Council, and/or the public. The Minor Plan and Code Amendments typically involves amendments that are not substantive enough to rise to the level of a stand-alone annual amendment application.

The *One Tacoma Plan* is a blueprint for the future character of our City. It guides our community's development over the long term and describes how our community's vision for the future is to be achieved. The plan takes a long-range perspective on such topics as land use, transportation, housing, capital facilities, parks and the environment that address the physical, social, and economic health of the City. It also sets standards for roads and other infrastructure, identifies how they will be paid for, and establishes the basis for zoning and development regulations.

One Tacoma is a compilation of Book I and Book II. Book I contains twelve chapters (or elements), with aspirational goals and policies identified for each element that provide the means for Tacoma to grow and prosper and yet maintain the unique character of the city for current and future generations. Book II includes selected implementation programs and strategies.

The Land Use Regulatory Code is the key regulatory mechanism that implements the Comprehensive Plan, as cited below:

"Land Use Regulations –

Land use regulations are laws that establish what can or can't be built in a given location. The key regulatory mechanism that implements the Comprehensive Plan is Tacoma's Land Use Regulatory Code. This code contains the development regulations that govern the manner by which land is used, developed, or redeveloped in the City. This code is found in Title 13 of the Tacoma Municipal Code and includes regulations for platting, zoning, shorelines and critical areas."

(One Tacoma Comprehensive Plan, "Engagement, Administration + Implementation" Element, p. 11-10)

Book I: Goals + Policies

1. Introduction + Vision
2. Urban Form
3. Design + Development
4. Environment + Watershed Health
5. Housing
6. Economic Development
7. Transportation
8. Parks + Recreation
9. Public Facilities + Services
10. Container Port
11. Engagement, Administration + Implementation
12. Downtown

Book II: Implementation Programs + Strategies

1. Shoreline Master Program
2. Capital Facilities Program
3. Downtown Regional Growth Center Plans
4. Historic Preservation Plan

3. Objectives

It is imperative that both the Comprehensive Plan and the Code are properly maintained. The overall objective of the Minor Plan and Code Amendments is to keep the Plan and the Code current, respond to the changing environment and conditions, and enhance customer service. Specifically, the Minor Plan and Code Amendments fulfills TMC 13.02.045 Adoption and amendment procedures, subsection D.4, pertaining to objectives that an application for the amendment shall meet:

- **Address inconsistencies or errors in the Comprehensive Plan or development regulations;**
 - There are a number of proposed amendments packaged in the Minor Plan and Code Amendments that are intended to address inconsistencies and correct errors in the code, such as Landscaping Buffer Screening for Craft Production (#4 in Exhibit "A"), Landscape Type B (#5), Street occupancy permit (#22), and Public notice and comment period for short plat (#23).
- **Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;**
 - Some of the proposed amendments that meet this criterion include Cleanups to TDR Admin Code (#1), Substantial Connection and Accessory Building (#6), Onsite Open Space for Multi-family (#10), Reduced Parking for Downtown Districts (#15), and Incorporation of Pedestrian Streets from the Comprehensive Plan to the Land Use Code (#18).
- **Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or**
 - Some of the proposed amendments that meet this criterion include Yard space standards for single-family dwelling in mixed-use districts (#9), Garage Doors on Corner Lots (#12), Front porches into front yards (#13), Parking for Triplexes and for Multiple-family Dwellings in R-3(#16), and Customer service office (#21).
- **Enhance the quality of the neighborhood.**
 - Some of the proposed amendments that meet this criterion include Street tree removal/pruning clarification (#3), Garage Doors on Corner Lots (#12), and Front porches into front yards (#13).

4. Options Analysis

Most of the proposed amendments are intended to address inconsistencies, correct errors, and/or provide clarification. The answers to the questions are usually unequivocal and straightforward, requiring no alternative analysis. Some of the proposed amendments require certain level of analysis, in which cases the analyses were conducted based on the feedback and suggestions from internal customers (i.e., staff who use and interpret the Plan and the Code) and external customers (e.g., developers and applicants of permits). The thought processes for all of the proposed amendments are documented in Exhibit "A", in the "Issues and Analysis" column.

5. Public Outreach

Public outreach for the Minor Plan and Code Amendments will be conducted along with other applications for the 2019 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.

6. Impacts Assessment

Since no policy choices are involved in the development of the proposed amendments, there was no need to assess the impacts of various alternatives. Nevertheless, since all proposed amendments are intended to address inconsistencies, correct errors, respond to changing circumstances, and maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern, their impacts are expected to be positive – undoubtedly in many cases and presumably in other cases.

7. Planning Commission Reviews

- June 20, 2018 – Reviewed the scope of work for the Minor Plan and Code Amendments application
- February 20, 2019 – Reviewed issues and the associated proposed amendments
- March 6, 2019 – Completed the review of issues and the associated proposed amendments and authorized the release of the Minor Plan and Code Amendments packet, as shown in Exhibit “A”, for public review

8. Exhibit

- Exhibit “A”: Minor Plan and Code Amendments - Issues and Proposed Amendments (March 6, 2019) (including “Attachment 1”)



2019 AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE
Minor Plan and Code Amendments – Issues and Proposed Amendments

EXHIBIT “A”

(Approved by the Planning Commission for Public Review Purposes, March 6, 2019)

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>1. Cleanups to TDR Admin Code</p> <p>TMC 1.37.050.C.3; and 1.37.060</p> <p>Modifications are proposed to TMC 1.37 Transfer of Development Rights Program Administrative Code to clarify methodology and administration of the TDR Program. The changes would:</p> <ol style="list-style-type: none"> 1. Remove the option to pay into a City Open Space Fund in exchange for height bonuses rather than utilizing TDR Credits for that purpose. This option was intended to streamline the use of the program and promote its use. The provision has not been utilized, and was intended to be phased out once the TDR Program became established. As it stands, it essentially undercuts the market for TDR sending credits by offering a fixed price for height bonuses. Therefore, staff recommends that it be removed. 2. Remove descriptive text which was added in order to streamline and promote the use of the TDR Program by illustrating the methodology for determining the number of TDR Sending Credits available from Tacoma Habitat sending areas. In application, staff has found that this methodology does not generate an accurate assessment of development potential of an open space site, as required by the TDR Code. This is because there is a broad range of characteristics that greatly affect development potential. Furthermore, the City’s recent adoption of Biodiversity Corridors/Areas standards is not reflected in the current calculation. The current language is not achieving its intent of supporting the TDR Manager’s determination of the development potential (and thus TDR Sending Credits) on a proposed Open Space sending area site. Staff recommends its removal. 	<ul style="list-style-type: none"> • Modify 1.37.050.C.3 and 1.37.060 as follows: <p>1.37.050 Sending Area TDR Allocation.</p> <p>.....</p> <p>C. For Tacoma Habitat sending areas:</p> <ol style="list-style-type: none"> 1. For residential zones: one TDR for each forgone dwelling allowed by the property’s current zoning. 3. In determining development potential for this purpose, the TDR Manager shall make a reasonable estimate of the number of dwelling units or square feet of floor area buildable on the sending area under its current zoning restrictions and all other applicable land use, development standards and environmental controls (e.g. applicable setbacksetbacks, infrastructure requirements or wetland/critical area regulations). The net development potential will be used, typically assuming that 25 percent of the total area would be utilized for roads and infrastructure. The TDR Manager may further reduce this estimate, up to an additional 25 percent, if specific site characteristics substantially limit development potential (including steep slopes, critical areas, or the absence of access or utilities in the vicinity). <p>1.37.060 Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR.</p> <p>In zones where Title 13 TMC expresses bonus development in terms of height, the number of TDRs required to obtain a development bonus shall be calculated using square feet of bonus floor area.</p> <p>As provided in Title 13 TMC, the relevant zoning regulations for each TDR receiving area establish the property’s base height limit development potential and the ability to use TDRs to achieve the property’s maximum development potential. TDRs may be used as follows to achieve the height bonus as provided in Title 13 TMC:</p> <ol style="list-style-type: none"> A. For sending areas situated in unincorporated Pierce County: one TDR allows 5,000 square feet of bonus floor area. B. For sending areas situated in unincorporated King County: one TDR allows 10,000 square feet of bonus floor area. C. For Tacoma Habitat sending areas: one TDR allows 15,000 square feet of bonus floor area. D. For Tacoma Landmarks sending area: one TDR allows 10,000 square feet of bonus floor area. E. In addition to, or as an alternative to acquiring TDRs, a developer can achieve one (1) square foot of bonus floor area for every two dollars (\$2.00) deposited into the City’s open space fund. Revenue accrued for TDRs must be used for TDR purchases from In-city and/or Regional TDRs.

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>2. Landscaping along walkways</p> <p>TMC 13.06.502.E.7.d; and 13.06.512.B.6.a</p> <p>Two sections deal with the number of trees required along internal pedestrian connections. 13.06.502.E.7.d says trees shall be provided at 40' (30' in X-zones) intervals along walkways w/in or adjacent to parking lots. But, 13.06.512.B.6.a states that for walkways longer than 25', trees shall be provided adjacent to the walkways at a rate equivalent to the linear requirements for street trees. Parking lot walkways are part of the internal pedestrian system required by 13.06.512, so why not have just one requirement? The proposal is in 13.06.502.E.7.d, a reference be made to 13.06.512.B.6 (concerning Pedestrian and bicycle support standards - Bicycle and Pedestrian Connections - Facility Design).</p>	<ul style="list-style-type: none"> • Modify the table of TMC 13.06.502.E Landscaping requirements applicable to Residential, Commercial, Industrial and Mixed-Use Districts, , as follows: <p>7. Parking Lot Landscaping</p> <p>d. Distribution</p> <p>(4) Trees shall be provided at an average of 40 foot intervals along walkways within or adjacent to parking lots. In X Districts, trees shall be provided at an average of 30 foot intervals along walkways per 13.06.512.B.6. at an average of 40 foot intervals along walkways within or adjacent to parking lots. In X Districts, trees shall be provided at an average of 30 foot intervals along walkways per 13.06.512.B.6.</p>

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>3. Street tree removal/pruning clarification</p> <p>TMC 13.06.502.B.2; 13.06.502.E.1; and 13.06.502.E.6</p> <p>The proposed changes to the Landscaping Code would clarify the circumstances when street trees are required. The Landscaping Code requires street trees in most zones. However, the code contains some confusing language that could be clarified to better achieve the intent. For example, street trees are required with development of property as well as with street improvements. However, the two requirements are in separate sections of the code which can lead to confusion.</p> <p>The proposed revisions would clarify that street trees are required with new development, alterations, and street/sidewalk improvements. Furthermore the changes clarify that street trees are considered required landscaping that should be well maintained and should be replaced if improperly pruned, damaged or removed.</p>	<ul style="list-style-type: none"> • Modify 13.06.502 Landscaping and buffering standards, subsection B.2 Applicability - Street Trees, as follows: <ol style="list-style-type: none"> 2. Street trees. Street trees are required per In addition to the thresholds identified above, unless exempted. In addition, street trees are required with when: <ol style="list-style-type: none"> a. Street or sidewalk improvements are required in association with a Preliminary Plats or Short Plats with 5 or more lots; or b. Constructing Construction of new permanent roadways, excluding residential Local Improvement Districts; alterations to the width of existing permanent roadways; constructing Construction of new sidewalk; and replacing replacement of more than 50% of an existing sidewalk along a site’s frontage (when 50 linear feet or more is being constructed). In the case of sidewalk replacement, street trees shall be required proportionate to the linear footage of sidewalks replaced. eb. If street trees are required in the applicable zone, then existing street trees shall be preserved in healthy, thriving and safe condition per the tree installation, maintenance, and preservation requirements of this section and the technical specifications of the UFM, or replaced, in association with street improvement projects. If required street trees are improperly pruned, damaged or removed, they shall be replaced per the provisions of this section. • Modify the table in TMC 13.06.502.E Landscaping requirements applicable to Residential, Commercial, Industrial and Mixed-Use Districts, subsection 1.a, concerning Exemptions, as follows: <ol style="list-style-type: none"> 1. Exemptions: <ol style="list-style-type: none"> a. Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, and in all districts in association with a full plat or short plat with 5-9 lots, and per Small Lot standards of Section 13.06.145. • Modify the table in TMC 13.06.502.E Landscaping requirements applicable to Residential, Commercial, Industrial and Mixed-Use Districts, subsection 6.a(1), concerning Street Trees - Exceptions, as follows: <ol style="list-style-type: none"> a. Exceptions: <ol style="list-style-type: none"> (1) Street trees are not required in In the PMI Districts, street trees are required with new development, alterations and street improvements as specified in Section B., above, with the exception of for development on the following gateway corridors into the City located within or near the Port of Tacoma: Marine View Drive, E. 11th Street west of Portland Avenue, Portland Avenue (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street). In other locations within the PMI District, street trees are only required for street and sidewalk improvements as specified in Section B, above.

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>4. Landscaping Buffer Screening for Craft Production</p> <p>TMC 13.06.200.C.5; and 13.06.300.D.3</p> <p>As part of the footnote for the use of “Craft Production” in the Commercial Districts Use Table indicates that "Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.C." The same footnote appears for the same use in the Mixed-Use Center Districts Use Table, except that the reference is to Section 13.06.502.D. The references to 13.06.502.C (General Landscaping Requirements applicable to all required landscaping) and 13.06.502.D (Credits and Flexibility) are both incorrect; it should be 13.06.510.D (Storage areas and vehicle storage areas).</p>	<ul style="list-style-type: none"> • Modify part of the footnote for the use of “Craft Production” in the Commercial Districts Use Table (TMC 13.06.200.C.5) as follows: "Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.C13.06.510.D." • Modify part of the footnote for the use of “Craft Production” in the Mixed-Use Center Districts Use Table (TMC 13.06.300.D.3) as follows: "Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.D13.06.510.D."
<p>5. Landscape Type B</p> <p>TMC 13.06A.065.E.7</p> <p>"Landscape Type B" no longer exists; the reference to it should be removed.</p>	<ul style="list-style-type: none"> • Modify 13.06A.065.E.7 (Parking Standards - Surface parking lots on Primary Pedestrian Streets within the RPA boundary) as follows: "7. At a minimum, the required setback area shall be landscaped consistent with Landscape Type B found in Section 13.06.502.F. Alternatively, aA minimum of 15 percent of the setback area shall be landscaped with a combination of trees, shrubs, and ground cover and the setback area shall also include at least two amenities from the following: decorative lighting and pavers; seating, benches, or low sitting walls that could include weather protection or tables; planters; vegetated Low Impact Development Best Management Practices (LID BMPs), public art as approved by appropriate City Commissions; water feature or drinking fountain; public plaza; bike racks or bike boxes; or other public amenities as approved by the City."

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>6. Substantial Connection and Accessory Building</p> <p>TMC 13.06.700.S; and 13.06.700.A</p> <p>The term "substantial connection" only appears in the definition of itself and in the definition of "accessory building." Its relevancy has changed since we removed the "within 6 feet" statement about accessory buildings and are relying on what "attached" means per the building code. However, we still need it to ensure "real" attachments. For instance, a garage should be truly connected to a house in order to be 35 feet tall. While the definition of "substantial connection" is considered appropriate, the intent and application of it in the definition of "accessory building" should be clarified.</p>	<ul style="list-style-type: none"> • Modify 13.06.700.A regarding "accessory building" as follows: "Accessory building. An accessory building, structure, or portion thereof which is subordinate to and the use of which is incidental to that of the main building, structure, or use, and which is not considered as a main building or a building used for dwelling purposes. If an accessory building is attached to the main building by a substantial connection, such accessory building shall be considered as a part of the main building for the purposes of building envelope standards. The building must meet all other requirements under the building code." • No change is proposed to 13.06.700.S regarding "substantial connection": "Substantial connection. A substantial connection is a common covered structure whose roof extends between two structures, the width of which is at a minimum 50% of the width of one of the structures, and which utilizes a roof style, structure, and finishing materials that tie into the existing roof of at least one of the two structures."
<p>7. ADUs in association with single-family development</p> <p>TMC 13.06.100.C.5; 13.06.200.C.5; and 13.06.300.D.3</p> <p>Accessory dwelling units (ADUs) are only allowed with a single-family dwelling. Such intent is suggested in TMC 13.06.150 Accessory Dwelling Units (in subsections A.5, C.1, D.1 and D.6), but is not clearly indicated in the use tables. Clarification is needed to that ADUs are not permitted except in association with single-family dwellings.</p>	<ul style="list-style-type: none"> • Add a footnote to each of 13.06.100.C.5 (Residential Districts Use Table), 13.06.200.C.5 (Commercial Districts Use Table), and 13.06.300.D.3 (Mixed-Use Center Districts Use Table), as part of the Additional Regulations associated with the use of "Dwelling, accessory (ADU)." The footnote states: "ADUs are only allowed in association with single-family development."

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments		
<p>8. Single-family dwelling accessory buildings in Commercial and Mixed-Use Center districts</p> <p>TMC 13.06.200.C.5; and 13.06.300.D.3</p> <p>Existing single family homes in the Commercial and Mixed-Use Center districts are allowed to have accessory structures (garages etc.), but there aren't specific size or height limitations like in the Residential districts. Customers push us to allow very large garages. We fall back on the definition of "Accessory Structure" as a building that is subordinate and incidental to the main building. Since subordinate and incidental aren't defined, we fall back on the R-district criteria. We should directly reference the criteria instead.</p>	<ul style="list-style-type: none"> • Modify 13.06.200.C.5 (Commercial Districts Use Table) as follows: <ul style="list-style-type: none"> ▪ Insert a footnote to "Dwelling, single-family detached", "Dwelling, two-family" and "Dwelling, three-family" by adding a superscript "4" to each; and ▪ In the Footnotes section, add: "4. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F." • Modify 13.06.300.D.3 (Mixed-Use Center Districts Use Table) as follows: <ul style="list-style-type: none"> ▪ Insert a footnote to "Dwelling, single-family detached", "Dwelling, two-family" and "Dwelling, three-family" by adding a superscript "6" to each; and ▪ In the Footnotes section, add "6. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F." 		
<p>9. Yard space standards for single-family dwelling in mixed-use districts</p> <p>TMC 13.06.300.G</p> <p>Single-family dwellings don't have a yard space requirement in X districts, but all other types of residential development (duplex, triplex etc.) do. This change would clarify that the current requirement for duplex and triplexes in X districts also applies to single-family dwellings.</p>	<ul style="list-style-type: none"> • Modify TABLE 13.06.300.G: X -District Residential Yard Space Standards, as follows: <table border="1" data-bbox="758 792 1980 1079"> <tr> <td data-bbox="758 792 1980 922"> <p>TABLE 13.06.300.G: X-District Residential Yard Space Standards</p> <p>Required yard space is intended to provide access to fresh air, light, and green features and to be functional and attractive as an outdoor extension of the dwelling or a shared space for living, relaxation, and social interaction.</p> </td> </tr> <tr> <td data-bbox="758 922 1980 1079"> <p>1. Single-Family. 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 and buffers 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.</p> </td> </tr> </table> 	<p>TABLE 13.06.300.G: X-District Residential Yard Space Standards</p> <p>Required yard space is intended to provide access to fresh air, light, and green features and to be functional and attractive as an outdoor extension of the dwelling or a shared space for living, relaxation, and social interaction.</p>	<p>1. Single-Family. 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 and buffers 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.</p>
<p>TABLE 13.06.300.G: X-District Residential Yard Space Standards</p> <p>Required yard space is intended to provide access to fresh air, light, and green features and to be functional and attractive as an outdoor extension of the dwelling or a shared space for living, relaxation, and social interaction.</p>			
<p>1. Single-Family. 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 and buffers 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.</p>			

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>10. Onsite Open Space for Multi-family</p> <p>TMC 13.06.100.D.7; and 13.06.300.G</p> <p>TMC 13.06.100 and 13.06.300 require provision of onsite open space for certain multifamily and mixed-use developments. These provisions also allow for reductions or exemptions from the onsite open space requirement for developments that are within ¼ mile of a park or school providing open space. Staff have noted the opportunity to clarify these provisions by adding specificity to the reduction/exemption language. The current provisions do not specify whether the ¼ mile distance refers to walking distance or as the crow flies. The provisions are also silent as to what features are required to be present to count for the purpose of this bonus, and do not specify whether the open space will be available on a long-term basis.</p> <p>To address these questions, the proposed changes would clarify that open space located at a park or school and proposed to meet the onsite open space/yard requirements of multifamily or mixed-use development would be accessible, functional, and available on a long-term basis.</p>	<ul style="list-style-type: none"> • Modify 13.06.100.D, the table for Residential Districts - Lot size and building envelope standards, item 7. Minimum Usable Yard Space, , as follows: <ul style="list-style-type: none"> f. Yard Space Exceptions (2) Proximity to Active Public Recreation: <p>When the site is located within a quarter mile <u>accessible walking distance</u>, using the shortest route, of a public park or school that has accessible <u>attractive, well-maintained</u> outdoor recreation facilities <u>regularly available to the public on a long-term basis</u>, the common yard space requirement may be waived, reducing the overall required usable yard space to 13 percent of the lot area for multi-family development and 300 total square feet for townhouses.</p> • Modify TABLE 13.06.300.G: X-District Residential Yard Space Standards, Item 3.d(1), as follows: <p>Projects located within a quarter mile <u>accessible walking distance</u> of a public park or public school that includes accessible and attractive, well-maintained outdoor recreational facilities <u>which are regularly available to the public on a long-term basis</u>.</p>

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>11. Floor Area Ratio for small lots/Variiances and Functional Yard Space</p> <p>TMC 13.06.145.C; and 13.06.145.E</p> <p>FAR for small lot houses is listed as a design standard, where in actuality it's a bulk/dimensional standard. The variance criteria for design would be used but that's not really appropriate. Suggestion is to move FAR in 13.06.145 (Small-lot single-family residential development) from subsection E (Design standards - Level 1) to C (Building envelop standards). Also, the same change would apply to functional yard space.</p>	<ul style="list-style-type: none"> • Modify Section 13.06.145 Small-lot single-family residential development, as follows: <ul style="list-style-type: none"> C. Building envelope standards. <ul style="list-style-type: none"> <u>1.</u> New single-family detached dwellings on small lots shall be subject to the standard building envelope requirements for single-family dwellings in the applicable zoning district (see Section 13.06.100.D). <u>2.</u> <u>Floor Area Ratio. Houses developed on Small Lots shall not exceed a Floor Area Ratio of 0.5.</u> <u>3.</u> <u>Functional yard space. All lots shall provide at least one contiguous yard space equivalent to at least 10% of the lot size.</u> E. Design Standards – Level 1. The following design standards shall be met for all new single-family dwellings on new Small Lots, and on all pre-existing lots that are smaller than the current, applicable minimum lot size and/or width requirements in Section 13.06.100.D: <ul style="list-style-type: none"> 1. Floor Area Ratio. Houses developed on Small Lots shall not exceed a Floor Area Ratio of 0.5. <u>2</u>1. Clear building entries. Dwellings shall provide a clearly defined building entrance that faces the street and provides weather protection that is at least 4 feet deep along the width of the building entry. A porch may serve to comply with this provision. (a)<u>a.</u> Within designated Historic Districts, covered porches (projecting or alcove) a minimum of 60 square feet and no dimension less than 6 feet, with decorative piers, columns, railings or other architectural features are required. 7. Functional yard space. All lots shall provide at least one contiguous yard space equivalent to at least 10% of the lot size. (See examples below) This usable yard space shall <u>(see examples below):</u> <ul style="list-style-type: none"> a. Feature minimum dimensions of 15 feet on all sides, except for lots that are less than 3,500 SF, where the minimum dimensions shall be no less than 12 feet. b. Not include alleys or driveway space. c. Not be located within the required front yard. d. Be directly connected to and accessible from the house.

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>12. Garage Doors on Corner Lots</p> <p>TMC 13.06.100.D.6; 13.06.100.F.6; and 13.06.501.E.6.b</p> <p>Garages that include vehicular doors facing the front property line shall be setback at least 20' from the front property line. Such requirement does not seem to apply to corner lots where garages are facing the corner street, resulting in as little as a 5' deep driveway. Clarification should be made in appropriate TMC sections that such requirement also applies to coroner street property line.</p>	<ul style="list-style-type: none"> • Modify 13.06.100.D.6 (Lot size and building envelope standards - setbacks), concerning the item of "Vehicular Doors Facing the front property Line" as follows: "Vehicular Doors Facing the front<u>Front or Corner Street</u> property<u>Property</u> Line - Vehicular doors that face the front <u>or corner street</u> property line, where such property line abuts a public street or private road, shall be setback a minimum of 20 feet from the front <u>or corner street</u> property line or private road easement." • Modify 13.06.100.F.6 (Accessory building standards - garages) as follows: "6. For garages that include vehicular doors facing the front <u>or corner street</u> property line, the building or portion of the building with such doors shall be setback at least 20 feet from the front <u>or corner street</u> property line or private road easement." • Modify 13.06.501.E.6.b (Single, Two and Three-Family Dwelling Minimum Design Standards - Garage design standards) as follows: "b. For garages that include vehicular doors facing the front <u>or corner street</u> property line, the building or portion of the building with such doors shall be setback at least 20 feet from the <u>front or corner street</u> property line or private road easement."
<p>13. Front porches into front yards</p> <p>TMC 13.06.602.A.4.m(9)</p> <p>Current regulations allow front porches to extend 8 feet into the required front yard setback. This however does not prevent lots that average their front yard setback to 8 feet or smaller from having their front porch end at the property line.</p>	<ul style="list-style-type: none"> • Modify 13.06.602 General restrictions, as follows: A. This section contains general provisions for use, height, area, setbacks and yards. The following provisions apply to all zoning districts, except as hereinafter provided, and except where modified by the provisions of Chapter 13.06A relating to Downtown Districts, Chapter 13.10 relating to Shoreline Management, and other sections of the TMC: 4. Area, setbacks 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. m. Projections into required setbacks and yards. Every part of a required setback or yard shall be open, from the ground to the sky, and unobstructed, except for the following: (9) Covered porches which are open on three sides and do not extend above the level of the first floor may project 8-feet into the required front yard setback. <u>If front yard setback averaging is used to establish the front yard setback, then covered porches can extend 8-feet into the front yard setback or extend half the setback distance, whichever is less.</u>

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<p>14. Planned Residential Development Districts</p> <p>TMC 13.06.100.D; and 13.06.140.B</p> <p>The Minimum Lot Area table for residential districts is not internally consistent, nor is it clear regarding whether minimum lot size restrictions apply to PRDs. PRDs are intended to be an exception to minimum lot size standards, but the current wording is so absolute as to not allow for any exceptions thereby creating the conflict with PRD lot sizes generally. Clarification to the language is needed to resolve this apparent conflict.</p> <p>In the same table, under "Planned Residential Districts", the word "density" is needed, because there are no provisions in TMC 13.06.140 that address lot sizes except through the provisions regarding PRD density.</p> <p>In TMC 13.06.140.B, modifications are needed to clarify how PRD approvals are to work, i.e., Council approves the classification request, but the site plan can be approved by the Hearing Examiner.</p>	<ul style="list-style-type: none"> • Modify the table in TMC 13.06.100.D Residential Districts - Lot size and building envelope standards, as follows: <ul style="list-style-type: none"> 1. Minimum Lot Area Single-family detached dwellings – Small Lots (Level 2) One of the following exceptions may be applied per parcel to allow for reductions in minimum lot area below the Single-family Level 1 Small Lot minimum size. In no<u>Except in the case shall a</u> <u>of a Planned Residential District no</u> new lot <u>shall</u> be smaller than the following without grant of a variance: R-1: 4,500 sq. ft.; R-2, R-2SRD, HMR-SRD: 3,000 sq. ft.; R-3 and above: 2,500 sq. ft. Planned Residential Districts Planned Residential Districts: Exceptions to the standard and small lot provisions of this section may be permitted through the <u>density</u> provisions of Section 13.06.140. <ul style="list-style-type: none"> • Modify 13.06.140 PRD Planned Residential Development District, as follows: <p>"B. Procedures. Application for reclassification to a PRD District shall be made in accordance with the provisions of Chapter 13.05 and Section 13.06.650, <u>with a public hearing being conducted by the Hearing Examiner, and final action being taken legislatively by the City Council</u>. Applications for reclassification to a PRD District shall bear the written consent of the owners of all property within the proposed PRD. Applications for a major modification to an existing PRD District shall bear the written consent of the owners of the specific properties proposed to be modified.</p> <p>.....</p> <p>The Hearing Examiner shall conduct a public hearing on all applications for site approval which accompany a reclassification request <u>and shall have approval authority on such site approval conditioned on City Council approval of the reclassification</u>. In acting upon a request for site approval, the Hearing Examiner or Director shall consider, but not be limited to, the following criteria:"</p>

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<p>15. Reduced Parking for Downtown Districts</p> <p>TMC 13.06.510.A; and 13.06A.065</p> <p>Currently, TMC 13.06.510 (Off-street parking and storage areas) provides reduced parking incentive tied to transit access, trip reduction plan, mixed-use/shared parking credit, etc., as set forth in 13.06.510.A Table 2. Such incentive applies in the X districts but not across Downtown outside of the Reduced Parking Area (RPA). Since Downtown is a mixed-use center, it should qualify for such reduced parking incentive.</p>	<ul style="list-style-type: none"> • Modify 13.06.510.A, TABLE 2 – Required Off-Street Parking Spaces in Mixed-Use Center Districts, in the heading of Parking Quantity Reduction, as follows: <p>Parking Quantity Reductions. The parking requirements for mixed-use, multi-family, group housing, commercial, institutional and industrial developments within X-Districts and Downtown Districts as listed in TMC 13.06A may be reduced as follows:</p> <ul style="list-style-type: none"> • Modify Section 13.06A.065 (Parking Standards) by adding a provision as follows: <p>A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.</p> <p>1. Variances to the required standards may be authorized pursuant to Section 13.06A.110.</p> <p>.....</p> <p>7. Parking requirements may be reduced through provision of one or more of the Parking Quantity Reduction options offered in Mixed-Use Center Districts under 13.06.510.A Table 2.</p>

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<p>16. Parking for Triplexes and for Multiple-family Dwellings in R-3</p> <p>TMC 13.06.510.A</p> <p>There is a parking requirement for triplexes in the R-2SRD, HMR-SRD and R-3, but no parking requirement listed for triplexes in other districts (Higher R-districts and T, C-1, C-2). The current parking requirement should be applicable to triplexes in all districts. Also, there is no parking requirement for multifamily dwellings in the R-3 district and multifamily may be considered in R-3 under the Residential Infill Pilot Program. It is suggested that "R-3" be added in the table under "Multi-family dwelling".</p>	<ul style="list-style-type: none"> • Modify Table 1 in Section 13.06.510.A as follows: 		
TABLE 1 – Required Off-Street Parking Spaces^{9, 14}			
Use	Unit	Required parking spaces	
		Min.	
Residential			
Single-family detached dwelling, Adult family home, Staffed residential home ^{1, 2, 12}	Dwelling.	2.00	
Two-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00	
Townhouse dwelling in all districts ^{1, 2, 12}	Dwelling.	1.00	
Three-family in R-2SRD, HMR-SRD and R-3 dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00	
Group housing – up to 6 residents		2.00	
Group housing – 7 or more residents ^{1, 16}	Room, suite or dwelling.	1.00	
Small Lots, Cottage Housing and lots not conforming to area/width ³	Dwelling.	1.00	
Mobile home park ^{1, 2, 12}			
Multiple-family dwelling ^{1, 2, 12, 16}			
Located in <u>R-3</u> , 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 ¹	Guest room, suite, or dwelling.	Same as for multiple-family.	
Residential in DR, DCC, DMU, and WR Districts	See Chapter 13.06A.		
Retail¹⁰ (View-Sensitive)			
.....			
.....			

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<p>17. Clarify CUP for multifamily under Pilot Program</p> <p>TMC 13.06.640.H</p> <p>There is a typo in TMC 13.06.640.H which provides criteria for multifamily up to 6 units in the R-3 District, which can be proposed under the Pilot Program. The section incorrectly includes a reference to R-2. This was meant to be R-3. It is clear in the Residential section that multifamily is not permitted in the R-2 at all.</p>	<ul style="list-style-type: none"> • Correct a typo in 13.06.640 Conditional use permit, as follows: "H. Multi-family development up to a maximum of six dwelling units may be allowed by conditional use permit in the R-3 District. A conditional use permit for a multi-family dwelling unit in R-2<u>R-3</u> Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:"

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<p>18. Incorporation of Pedestrian Streets from the Comprehensive Plan to the Land Use Code</p> <p>TMC 13.06.100.C.2; 13.06.200.C.2; and 13.06.400.C.2</p> <p>The following provision appears in TMC 13.06.100 (Residential Districts), 13.06.200 (Commercial Districts), and 13.06.400 (Industrial Districts), as subsection C.2 in each: “2. Pedestrian streets designated. Figure 7 of the Comprehensive Plan designates Corridors that are considered key streets for integrating land use and transportation and achieving the goals of the Urban Form and Design and Development Elements. These Corridors are herein referred to as “Pedestrian Streets.” The designation entails modified design requirements to improve building orientation, definition of the public realm, and pedestrian connectivity.” These designated pedestrian streets as illustrated on Figure 7 should be listed out in the code, in order to improve the referencing and reduce the confusion of staff and customers.</p> <p>Additional Notes:</p> <ul style="list-style-type: none"> • “Pedestrian Streets” correspond to the designated “Corridors” established in the Comprehensive Plan as thriving places that support and connect Tacoma’s centers (Policy UF-10, Urban Form Element, <i>One Tacoma Plan</i>). • Pedestrian streets exist in all but two 20-Minute Neighborhoods (or 20-Minute Walksheds) established in the Transportation Master Plan (Map of Pedestrian Priority Network, TMP Element, <i>One Tacoma Plan</i>); the two exceptions are in North End/Ruston Way and Northeast Tacoma. • (Continued in the column to the right) 	<ul style="list-style-type: none"> • Insert the following list of designated pedestrian streets under subsection C.2 of each of Sections 13.06.100, 13.06.200, and 13.06.400: <table border="1" data-bbox="753 277 1980 1040"> <thead> <tr> <th colspan="3" data-bbox="753 277 1980 310">Corridor Streets</th> </tr> <tr> <th data-bbox="753 310 1094 342">Street</th> <th data-bbox="1094 310 1524 342">From</th> <th data-bbox="1524 310 1980 342">To</th> </tr> </thead> <tbody> <tr><td data-bbox="753 342 1094 375">6th Avenue</td><td data-bbox="1094 342 1524 375">North Jackson</td><td data-bbox="1524 342 1980 375">South L Street</td></tr> <tr><td data-bbox="753 375 1094 407">12th Street</td><td data-bbox="1094 375 1524 407">South Locust Lane</td><td data-bbox="1524 375 1980 407">South Cushman Ave</td></tr> <tr><td data-bbox="753 407 1094 440">19th Street</td><td data-bbox="1094 407 1524 440">91st Avenue West</td><td data-bbox="1524 407 1980 440">Downtown Regional Growth Center</td></tr> <tr><td data-bbox="753 440 1094 472">North 21st Street</td><td data-bbox="1094 440 1524 472">North Vassault Street</td><td data-bbox="1524 440 1980 472">North Highland Street</td></tr> <tr><td data-bbox="753 472 1094 505">North 26th Street</td><td data-bbox="1094 472 1524 505">North Vassault Street</td><td data-bbox="1524 472 1980 505">North Union Avenue</td></tr> <tr><td data-bbox="753 505 1094 537">East 29th</td><td data-bbox="1094 505 1524 537">Crossroads Mixed Use Center</td><td data-bbox="1524 505 1980 537">East T Street</td></tr> <tr><td data-bbox="753 537 1094 570">East 32nd</td><td data-bbox="1094 537 1524 570">East N Street</td><td data-bbox="1524 537 1980 570">East Grandview Avenue</td></tr> <tr><td data-bbox="753 570 1094 602">South 38th Street</td><td data-bbox="1094 570 1524 602">South Tacoma Way</td><td data-bbox="1524 570 1980 602">East Portland Avenue</td></tr> <tr><td data-bbox="753 602 1094 634">South 47th/48th Street</td><td data-bbox="1094 602 1524 634">South Tacoma Way</td><td data-bbox="1524 602 1980 634">Interstate 5</td></tr> <tr><td data-bbox="753 634 1094 667">South 56th Street</td><td data-bbox="1094 634 1524 667">South Orchard Street</td><td data-bbox="1524 634 1980 667">East Portland Avenue</td></tr> <tr><td data-bbox="753 667 1094 699">East 72nd Avenue</td><td data-bbox="1094 667 1524 699">South Tacoma Way</td><td data-bbox="1524 667 1980 699">City Limits</td></tr> <tr><td data-bbox="753 699 1094 732">South G Street/Delin Street</td><td data-bbox="1094 699 1524 732">Downtown Regional Growth Center</td><td data-bbox="1524 699 1980 732">South 38th Street</td></tr> <tr><td data-bbox="753 732 1094 764">North I Street</td><td data-bbox="1094 732 1524 764">North Steele Street</td><td data-bbox="1524 732 1980 764">North 3rd Street</td></tr> <tr><td data-bbox="753 764 1094 797">McKinley Avenue</td><td data-bbox="1094 764 1524 797">Wiley Avenue</td><td data-bbox="1524 764 1980 797">East 72nd Street</td></tr> <tr><td data-bbox="753 797 1094 829">North Mildred Street</td><td data-bbox="1094 797 1524 829">North 9th Street</td><td data-bbox="1524 797 1980 829">South 19th Street</td></tr> <tr><td data-bbox="753 829 1094 862">Pacific Avenue</td><td data-bbox="1094 829 1524 862">South 27th Street</td><td data-bbox="1524 829 1980 862">99th Street South</td></tr> <tr><td data-bbox="753 862 1094 894">North Pearl Street</td><td data-bbox="1094 862 1524 894">North Terminus of Pearl Street</td><td data-bbox="1524 862 1980 894">South 19th Street</td></tr> <tr><td data-bbox="753 894 1094 927">North Proctor Street</td><td data-bbox="1094 894 1524 927">North 28th Street</td><td data-bbox="1524 894 1980 927">North 24th Street</td></tr> <tr><td data-bbox="753 927 1094 959">East Portland Avenue</td><td data-bbox="1094 927 1524 959">Puyallup Avenue</td><td data-bbox="1524 927 1980 959">East 72nd Street</td></tr> <tr><td data-bbox="753 959 1094 992">Puyallup Avenue</td><td data-bbox="1094 959 1524 992">East L Street</td><td data-bbox="1524 959 1980 992">East Portland Avenue</td></tr> <tr><td data-bbox="753 992 1094 1024">South Tacoma Way</td><td data-bbox="1094 992 1524 1024">Thompson Avenue</td><td data-bbox="1524 992 1980 1024">City Limits</td></tr> <tr><td data-bbox="753 1024 1094 1057">North Union Avenue</td><td data-bbox="1094 1024 1524 1057">North 26th Street</td><td data-bbox="1524 1024 1980 1057">South 38th Street</td></tr> </tbody> </table> <p>(Continued from the column to the left)</p> <ul style="list-style-type: none"> • TMP identifies a project prioritization matrix (Appendix B – Tier 1 Project List) that includes a number of 25-year projects in the categories of Arterial Street Improvement, Bicycle & Pedestrian, Modal Conflict Studies, Neighborhood Action Strategy, Railroad Operations, and Transit. A cursory review of the associated maps of projects in Appendix B indicates that all Pedestrian Streets are addressed with certain types of projects, illustrating the consistency between the TMP and Urban Form elements of the <i>One Tacoma Plan</i>. • An overall review of the Pedestrian Streets may be needed in the future to determine the appropriateness of existing segments (e.g., S. 19th Street west of the James Center) and the need for new segments (e.g., in North End/Ruston Way, in Northeast Tacoma, and S. 74th Street between S. Tacoma Way and Lakewood Drive). 	Corridor Streets			Street	From	To	6th Avenue	North Jackson	South L Street	12th Street	South Locust Lane	South Cushman Ave	19th Street	91st Avenue West	Downtown Regional Growth Center	North 21st Street	North Vassault Street	North Highland Street	North 26th Street	North Vassault Street	North Union Avenue	East 29th	Crossroads Mixed Use Center	East T Street	East 32nd	East N Street	East Grandview Avenue	South 38th Street	South Tacoma Way	East Portland Avenue	South 47th/48th Street	South Tacoma Way	Interstate 5	South 56th Street	South Orchard Street	East Portland Avenue	East 72nd Avenue	South Tacoma Way	City Limits	South G Street/Delin Street	Downtown Regional Growth Center	South 38th Street	North I Street	North Steele Street	North 3rd Street	McKinley Avenue	Wiley Avenue	East 72nd Street	North Mildred Street	North 9th Street	South 19th Street	Pacific Avenue	South 27th Street	99th Street South	North Pearl Street	North Terminus of Pearl Street	South 19th Street	North Proctor Street	North 28th Street	North 24th Street	East Portland Avenue	Puyallup Avenue	East 72nd Street	Puyallup Avenue	East L Street	East Portland Avenue	South Tacoma Way	Thompson Avenue	City Limits	North Union Avenue	North 26th Street	South 38th Street
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<p>19. R-District vs. Residentially Zoned</p> <p>TMC 13.06.100.A</p> <p>Need to clarify that both "R-District" and "Residentially Zoned Property" mean only districts in the Residential Zones (R-1 thru R-5).</p>	<ul style="list-style-type: none"> • Modify 13.06.100.A Residential Districts - District purposes by adding the following provision: 9. Throughout the Zoning Code, references are made to “R-Districts” and “Residentially Zoned” properties. Both of these references mean any district within the R-series, i.e., the R-1 through R-5 Districts listed within this 13.06.100 series.
<p>20. Roofline Standards - incorrect citations</p> <p>TMC 13.06.501.D.6.b(2); 13.06.501.D.6.b(4); 13.06.501.D.6.b(5)(a); 13.06.501.E.8.a(1); and 13.06.501.F.3.b</p> <p>There are multiple incorrect citations pertaining to roofline standards that are found in Sections 13.06.501.D, E and F regarding building design standards for residential development. Three references are made to 13.06.501.D.3, which pertains to mass reduction standards, not roofline standards. Two references are made to 13.06.501.I.1, which doesn't exist anymore. The correct reference should be "Section 13.06.501.D.4", which pertains to Multi-family Residential Minimum Design Standards - roofline standards.</p>	<ul style="list-style-type: none"> • Change "13.06.501.D.3" to "13.06.501.D.4" in the following sections: <ul style="list-style-type: none"> ▪ Section 13.06.501.D.6 Façade Surface Standards, subsections b(2), b(4), and b(5)(a). • Change "13.06.501.I.1" to "13.06.501.D.4" in the following sections: <ul style="list-style-type: none"> ▪ Section 13.06.501.E.8.a(1) regarding Single, Two and Three-Family Dwelling Minimum Design Standards - Articulation; and ▪ Section 13.06.501.F.3.b regarding Townhouse Minimum Design Standards - Building Mass - Unit articulation.

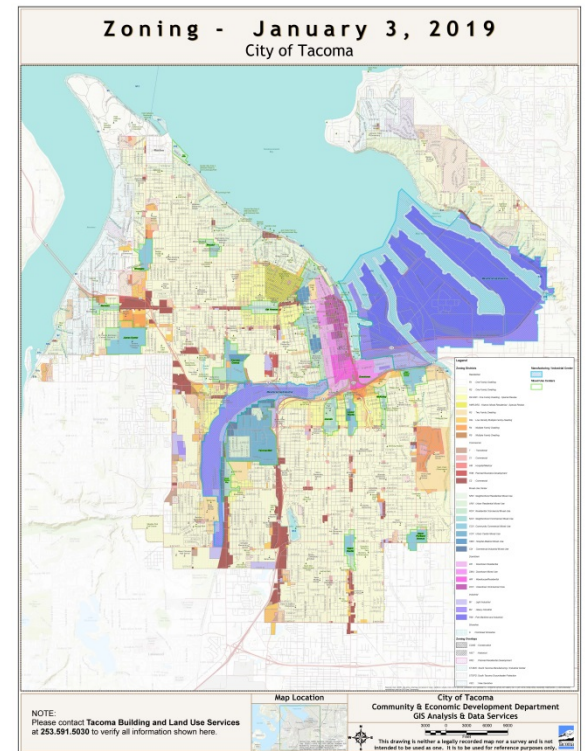
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<p>21. Customer service office</p> <p>TMC 13.06.200.C.5; and 13.06.300.D.3</p> <p>The term "customer service offices" appears twice in the code, i.e., (1) in the Commercial Districts Use Table, in footnote 1, pertaining to designated pedestrian streets, and (2) in the Mixed-Use Center Districts Use Table, in the note for additional regulations associated with the use of "business support services." However, the term is not defined in the code, which has created some uncertainty in determining whether a law office would qualify and be allowed to locate on N. 30th Street as delineated in the above-mentioned footnote. In both use tables, the term is apparently referenced within the context of, and interchangeable with, "offices", which is already defined. A reasonable resolution is to replace the term in these cases with "offices."</p>	<ul style="list-style-type: none"> • Modify Footnote 1 in 13.06.200.C.5 Commercial Districts Use Table as follows: "1. Designated Pedestrian Streets – For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. 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." • Modify the note for additional regulations associated with the use of "business support services" in 13.06.300.D.3 Mixed-Use Center Districts Use Table as follows: "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."
<p>22. Street occupancy permit</p> <p>TMC 13.06.521.G.5; 13.06.521.J.6; and 13.06.522.J</p> <p>The official name of the former "street occupancy permit" is "right-of-way occupancy permit." Corrections should be made to appropriate sections of the code.</p>	<ul style="list-style-type: none"> • Change "street occupancy permit" to "right-of-way occupancy permit" in the following sections: <ul style="list-style-type: none"> ▪ 13.06.521.G.5 (General sign regulations - Freestanding signs); ▪ 13.06.521.J.6 (General sign regulations - Canopy and awning signs); and ▪ 13.06.522.J (District sign regulations - Temporary Signs - Feather Signs)

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>23. Public notice and comment period for short plat</p> <p>TMC 13.04.090.D; and 13.05.020.D.3</p> <p>Two scrivener's errors. TMC 13.04.090.D states that public notices for short plats shall be given in accordance with the provisions of Chapter 13.06 (Zoning), while it should be Chapter 13.05 (Land Use Permit Procedures). TMC 13.05.020.D.3 states that the comment period for short plats is 20 days, while it should be 14 days, as set forth in TMC 13.05.020, Table H – Notice, Comment and Expiration for Land Use Permits, for the permit type of "Short plat (5-9 lots)."</p>	<ul style="list-style-type: none"> • Modify 13.04.090.D as follows: "D. Notification. Public notice required by this chapter shall be given in accordance with the provisions of Chapter 13.06 13.05 for five- to nine-lot short subdivisions. In the event that a proposed short subdivision within the City of Tacoma has a border coterminous with Tacoma's city limits, a notice of filing shall be given to the appropriate county or city officials and in the event that the short subdivision within the City of Tacoma is adjacent to the right-of-way of a state highway, a notice of filing shall be given to the Washington State Department of Transportation." • Modify 13.05.020.D.3 as follows: 3. Parties receiving notice of application shall be given 30 days, with the exception of five to nine lot preliminary plats which shall be given 20 14 days from the date of mailing (including the day of mailing) to provide any comments on the proposed project to the Department, unless a Public Meeting is held, as provided by Section 13.05.020.G. The notice shall indicate that a copy of the decision taken upon such application will be provided to any person who submits written comments on the application within 30 days of the mailing of such notice, or who requests receipt of a copy of the decision.
<p>24. Critical Areas with Overgrown Vegetation</p> <p>TMC 8.30.040.C.2</p> <p>Need to add a reference within the nuisance code (TMC 8.30) to the critical areas preservation code (TMC 13.11) for sites near critical areas with overgrown vegetation. Vegetation in critical areas must be preserved and the removal of vegetation, regardless of type or origin, is a regulated activity in TMC 13.11. Exceptions or modifications would be needed to ensure there are no negative impacts to the critical area.</p>	<ul style="list-style-type: none"> • Modify 8.30.040 Specific public nuisances declared, subsection C.2 as follows: C. Filthy, littered, trash-covered, or overgrown premises or public rights-of-way for which a property owner is responsible, including, but not limited to: 1. Animal parts or wastes which are improperly handled, contained, or removed from the premises, including bones, meats, hides, skins, or any part of any dead animal, fish, or fowl. 2. Overgrown, uncultivated, unkempt, or potentially hazardous vegetation of any type, including, but not limited to, shrubs, brush, trees, weeds, blackberry vines, and grasses over one foot in height or length that poses a threat to public health, safety and welfare, including vegetation which may harbor rodents or transient activity. Where erosion control issues or, indigenous species, or critical areas as defined in TMC 13.11 are present, an exception or modification may be made to these requirements. Where a single parcel is undeveloped and over one acre in area, elimination of the fire hazard presented by vegetation may be accomplished by removing the vegetation from the area within 20 feet of abutting, improved properties or public rights-of-way.
<p>25. Code Section Reorganization</p> <p>TMC 13.05; 13.06; 13.06A; and 13.09</p> <p>The proposed code section reorganization is an effort to consolidate and organize sections to be more intuitive and user friendly. This effort will position the code more positively for future code updates and expansions in years to come. Repealed sections will be removed and freed up for future use.</p>	<ul style="list-style-type: none"> • (See Attachment 1 – Proposed Re-Organization of TMC 13.05, 13.06, 13.06A, and 13.09)

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>26. Design Standards improvement for small-lot single-family residential development</p> <p>TMC 13.06.145.E.2; 13.06.145.E.2.b; and 13.06.145.E.6.e</p> <p>The provisions concerning small-lot single-family residential development as set forth in TMC 13.06.145, specifically relating to building entries, garages, and driveways, need to be clarified and enhanced in order to better fulfill and reinforce the regulatory intent, which is “to better ensure that new single-family development on such lots is compatible with the desired character of the City’s residential areas.”</p> <ul style="list-style-type: none"> • 13.06.145.E.2, concerning clear building entries, should be enhanced with an additional requirement that the front entry to the house must be on the wall nearest to the street frontage. This will prevent circumventing the current requirement, intentionally or unintentionally, by placing the front entry near the rear portion of the house but with the door still facing the front street. • 13.06.145.E.2.a, concerning garages, should be enhanced with an additional provision that side-loaded garages are only permitted in the rear half of corner lots. This will prevent odd development pattern of residential structures and driveways, such as a side-loaded garage being located in the front half of the house, hindering the appropriate placement of the building entry. • 13.06.145.E.6, concerning driveways, should be enhanced with additional requirements that in no case shall a driveway or parking area occupy more than 50% of the width of the front yard, and that if a parking turnaround is used, the turnaround area shall be setback at least 10 feet and be screened by a 4-foot high landscape hedge. This will prevent driveway turnarounds and pavement monopolizing the street view of the small lot. 	<ul style="list-style-type: none"> • Modify 13.06.145.E.2, concerning clear building entries, as follows: <u>21.</u> Clear building entries. Dwellings shall provide a clearly defined building entrance that faces the street, <u>which is on the wall nearest to the street frontage</u>, and provides weather protection that is at least 4 feet deep along the width of the building entry. A porch may serve to comply with this provision. • Modify 13.06.145.E.2, concerning garages, as follows: 2. Garages: <ul style="list-style-type: none"> a. The garage shall be located in the rear with rear access if suitable access is available, such as abutting right-of-way that is or can be practicably developed. <u>Side-loaded garages are only permitted in the rear half of corner lots.</u> b. Where vehicular access is not available from an alley or side street, garages or carports shall be setback at least 5 feet behind the front façade of the house or the front of a covered porch (where the porch is at least 48 square feet and contains no dimension less than 6 feet). In addition, vehicular doors and carports (measurement based on width of canopy) shall not occupy more than 50% of the width of the front façade. For narrower lots, this requirement may preclude development of a garage or carport. • Modify 13.06.145.E.6, concerning driveways, as follows: 6. Driveways. <ul style="list-style-type: none"> a. Vehicular access shall be from the rear of the site whenever feasible. b. For driveways accessing the street, the maximum width of driveway approaches shall be 20 feet. c. Driveway approach widths for lots less than 45 feet wide shall be no greater than 14 feet. d. In no case shall a driveway approach occupy more than 50% of any lot frontage. Shared driveway approaches may be appropriate for narrower lots. <u>e. In no case shall a driveway or parking area occupy more than 50% of the width of the front yard. If a parking turnaround is used, the turnaround area shall be setback at least 10 feet and be screened by a 4-foot high landscape hedge.</u>

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>27. Clarify FAR definition for small lots</p> <p>TMC 13.06.700</p> <p>The FAR definition for small lots indicates that “spaces below grade” are exempt for the FAR calculation. Grade is defined as “the elevation of the ground surface around a building.” This results in lack of clarity as to whether a basement (only partly below grade) should be included in the calculation or not. The proposed clarification would result in spaces that meet the definition of basement are not included in small lot FAR calculations.</p>	<ul style="list-style-type: none"> • Modify the definitions of Floor Area Ratio – Single-family small lots and Basement as follows: <p>13.06.700.B</p> <p>Basement. A story partly underground. A basement shall be counted as a story in building height measurement and floor area ratio for single-family small lots where more than one-half of its height is above the average level of the adjoining ground.</p> <p>13.06.700.F</p> <p>Floor Area Ratio – Single-family Small Lots. The ratio of the total floor area of a single-family house to the lot area upon which it is built, not including basements spaces below grade and accessory structures.</p>

Subject / Code Sections Amended / Issues and Analysis	Proposed Amendments
<p>28. Zoning Map incorporation into the Zoning Code</p> <p>TMC 13.06.600</p> <p>There is need to incorporate the Official Zoning Map into the Zoning Code to provide a useful and effective visual reference to the zoning patterns city-wide.</p>	<ul style="list-style-type: none"> • Modify 13.06.600, concerning zoning code administration, as follows: <p>13.06.600 Zoning code administration – General purposes.</p> <p><u>A. Purpose.</u> The broad purposes of the zoning provisions of the Tacoma Municipal Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the Comprehensive Plan of the City of Tacoma. More specifically, the zoning code is intended to:</p> <p><u>A1.</u> Provide a guide for the physical development of the City in order to:</p> <ol style="list-style-type: none"> 1. Preserve the character and quality of residential neighborhoods; 2. Foster convenient, harmonious, and workable relationships among land uses; and 3. Achieve the arrangement of land uses described in the Comprehensive Plan. <p><u>4B.</u> Promote the economic stability of existing land uses that are consistent with the Comprehensive Plan and protect them from intrusions by inharmonious or harmful land uses.</p> <p><u>5C.</u> Promote intensification of land use at appropriate locations, consistent with the Comprehensive Plan, and ensure the provision of adequate open space for light, air, and fire safety.</p> <p><u>6D.</u> Foster development patterns that offer alternatives to automobile use by establishing densities and intensities that help make frequent transit service feasible, and encourage walking and bicycling. This emphasis on alternative transportation will also have air quality benefits and will conserve energy.</p> <p><u>7E.</u> Establish review procedures to ensure that new development is consistent with the provisions of this chapter and all other requirements of this code.</p> <p><u>B. Official Zoning Map.</u></p> <p><u>The following map is a general representation of the zoning classifications and their boundaries, as established in this Chapter.</u></p>



ATTACHMENT 1

Proposed re-organization of 13.05, 13.06, 13.06A and 13.09. Current code included for reference.

*NOTE: UNDERLINE DENOTES WHERE A SECTION IS MOVING TO, WHEREAS STRIKETHROUGH DENOTES A SECTION IS MOVING FROM.

CHAPTER 13.05 LAND USE ~~PERMIT~~ PROCEDURES

- Zoning code administration - General purposes.
- Public Facility Sites – Development Regulation Agreements Authorized.
- Conditional use permit.
- Variances. (consolidated from multiple sections)
- Application for rezone of property.
- Amendments to the zoning regulations.
- Site Approvals

CHAPTER 13.06 ZONING

13.06.100 General Provisions

- Official Zoning Map (New – cleanups)
- Pedestrian Streets Designated (New section, consolidated from multiple)
- Interpretation and application.
- Severability. (consolidated from multiple)
- General restrictions.
- Nonconforming parcels/uses/structures.
- Definitions

13.06.200 Residential Districts.

- ~~Pedestrian Streets Designated~~
- ~~PRD Planned Residential Development District.~~
- ~~Accessory dwelling units.~~
- ~~Day care centers.~~

- ~~• Cottage Housing.~~

13.06.300 Commercial Districts.

- ~~• Pedestrian Streets Designated~~

13.06.400 Mixed-Use Center Districts.

- ~~• Pedestrian Streets Designated~~

- Downtown Tacoma (13.06A)

- Sections:
- 13.06A.010 Purpose.
- 13.06A.020 Applicability.
- 13.06A.030 Definitions.
- 13.06A.040 Downtown Districts and uses.
- 13.06A.050 Additional use regulations.
- 13.06A.052 Primary Pedestrian Streets.
- 13.06A.055 Nonconforming Development.
- 13.06A.060 Development Standards.
- 13.06A.065 Parking Standards.
- 13.06A.070 Basic design standards.
- 13.06A.080 Design standards for increasing allowable FAR.
- 13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.
- 13.06A.100 Downtown Master Planned Development (DMPD).
- 13.06A.110 Variances.
- 13.06A.111 Downtown District Fencing Standards.
- 13.06A.130 Severability.

13.06.500 Industrial Districts.

- ~~• Pedestrian Streets Designated~~
- ~~• South Tacoma Manufacturing/Industrial Overlay District.~~

13.06.600 Overlay Districts

- View-Sensitive Overlay District.
- South Tacoma Manufacturing/Industrial Overlay District.
- Planned Residential Development Overlay District.
- South Tacoma Groundwater Protection Overlay District
- Historic Special Review Overlay District

13.06.700 Special Use Standards

- Accessory dwelling units.
- Adult uses.
- Cottage housing.

- Day care centers.
- Interim Industrial Use Restrictions.
- Juvenile community facilities.
- Live/Work and Work/Live.
- Marijuana Uses.
- Mineral resource lands.
- Parks, recreation and open space.
- Short-term rental.
- Special needs housing.
- Surface mining.
- Temporary use.
- Wireless communication facilities.
- Work release centers.

13.06.800 Building Design Standards

- Mixed-Use Districts
- Commercial Districts
- Residential Building Types

13.06.900 Site Development Standards

- Landscaping and buffering standards.
- Residential transition standards.
- Off-street parking and storage areas.
- Transit support facilities.
- Pedestrian and bicycle support standards.
- Drive-throughs.
- Signs.
- General sign regulations.
- District sign regulations.

~~13.06.500—Requirements in all preceding districts.~~

- ~~13.06.501—Building design standards.~~
- ~~13.06.502—Landscaping and buffering standards.~~
- ~~13.06.503—Residential transition standards.~~
- ~~13.06.510—Off street parking and storage areas.~~
- ~~13.06.511—Transit support facilities.~~
- ~~13.06.512—Pedestrian and bicycle support standards.~~
- ~~13.06.513—Drive-throughs.~~
- ~~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.~~
- ~~13.06.560 — Parks, recreation and open space.~~
- ~~13.06.565 — Marijuana Uses.~~
- ~~13.06.570 — Live/Work and Work/Live.~~
- ~~13.06.575 — Short term rental.~~
- ~~13.06.580 — Interim Industrial Use Restrictions.~~

~~13.06.600 — Zoning code administration — General purposes.~~

- ~~13.06.601 — Public Facility Sites — Development Regulation Agreements Authorized.~~
- ~~13.06.602 — General restrictions.~~
- ~~13.06.603 — Mineral resource lands.~~
- ~~13.06.605 — Interpretation and application.~~
- ~~13.06.610 — Repealed.~~
- ~~13.06.620 — Severability.~~
- ~~13.06.625 — Repealed.~~
- ~~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.~~
- ~~13.06.660 — Site Approvals~~

~~13.06.700 — Definitions and illustrations.~~

~~CHAPTER 13.06A ———~~
~~DOWNTOWN TACOMA~~

Sections:

- ~~13.06A.010 — Purpose.~~
- ~~13.06A.020 — Applicability.~~
- ~~13.06A.030 — Definitions.~~
- ~~13.06A.040 — Downtown Districts and uses.~~
- ~~13.06A.050 — Additional use regulations.~~
- ~~13.06A.052 — Primary Pedestrian Streets.~~
- ~~13.06A.055 — Nonconforming Development.~~
- ~~13.06A.060 — Development Standards.~~
- ~~13.06A.065 — Parking Standards.~~
- ~~13.06A.070 — Basic design standards.~~
- ~~13.06A.080 — Design standards for increasing allowable FAR.~~
- ~~13.06A.090 — Transfer of Development Rights for Increasing Allowable Floor Area Ratio.~~

~~13.06A.100 Downtown Master Planned Development (DMPD).~~
~~13.06A.110 Variances.~~
~~13.06A.111 Downtown District Fencing Standards.~~
~~13.06A.112 Repealed.~~
~~13.06A.113 Repealed.~~
~~13.06A.120 Repealed.~~
~~13.06A.130 Severability.~~

Current Code

CHAPTER 13.05 LAND USE PERMIT PROCEDURES

Sections:

- 13.05.005 Definitions.
- 13.05.010 Application requirements for land use permits.
- 13.05.020 Notice process.
- 13.05.030 Director Decision Making Authority.
- 13.05.040 Decision of the Director.
- 13.05.045 Historic Preservation Land Use Decisions.
- 13.05.046 Compatibility of historic standards with zoning development standards.
- 13.05.047 Certificates of approval, historic.
- 13.05.048 Demolition of City Landmarks.
- 13.05.049 Minimum buildings standards, historic.
- 13.05.050 Appeals of administrative decisions.
- 13.05.060 Applications considered by the Hearing Examiner.
- 13.05.070 Expiration of permits.
- 13.05.080 Modification/revision to permits.
- 13.05.090 Director approval authority.
- 13.05.095 Development Regulation Agreements.
- 13.05.100 Enforcement.
- 13.05.105 *Repealed.*
- 13.05.110 *Repealed.*
- 13.05.115 Residential Infill Pilot Program.

CHAPTER 13.06 ZONING

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 R-5 Multiple-Family Dwelling District.

- 13.06.105 *Repealed.*
- 13.06.110 *Repealed.*
- 13.06.115 *Repealed.*
- 13.06.118 *Repealed.*
- 13.06.120 *Repealed.*
- 13.06.125 *Repealed.*
- 13.06.130 *Repealed.*
- 13.06.135 *Repealed.*
- 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.
- 13.06.160 Cottage Housing.

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 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.H Common requirements.

13.06.400 Industrial Districts.

- 13.06.400.A Industrial district purposes.

- 13.06.400.B Districts established.
- 13.06.400.B.1 M-1 Light Industrial District.
- 13.06.400.B.2 M-2 Heavy Industrial District.
- 13.06.400.B.3 PMI Port Maritime & Industrial District.
- 13.06.400.B.4 ST-M/IC South Tacoma Manufacturing/Industrial Overlay District.
- 13.06.400.C Land use requirements.
- 13.06.400.D Building envelope standards.
- 13.06.410 *Repealed.*
- 13.06.420 *Repealed.*
- 13.06.430 *Repealed.*

13.06.500 Requirements in all preceding districts.

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and buffering standards.
- 13.06.503 Residential transition standards.
- 13.06.510 Off-street parking and storage areas.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.
- 13.06.513 Drive-throughs.
- 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.
- 13.06.560 Parks, recreation and open space.
- 13.06.565 Marijuana Uses.
- 13.06.570 Live/Work and Work/Live.
- 13.06.575 Short-term rental.
- 13.06.580 Interim Industrial Use Restrictions.

13.06.600 Zoning code administration – General purposes.

- 13.06.601 Public Facility Sites – Development Regulation Agreements Authorized.
- 13.06.602 General restrictions.
- 13.06.603 Mineral resource lands.
- 13.06.605 Interpretation and application.
- 13.06.610 *Repealed.*
- 13.06.620 Severability.
- 13.06.625 *Repealed.*
- 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.
- 13.06.660 Site Approvals

13.06.700 Definitions and illustrations.

**CHAPTER 13.06A
DOWNTOWN TACOMA**

Sections:

- 13.06A.010 Purpose.
- 13.06A.020 Applicability.
- 13.06A.030 Definitions.
- 13.06A.040 Downtown Districts and uses.
- 13.06A.050 Additional use regulations.
- 13.06A.052 Primary Pedestrian Streets.
- 13.06A.055 Nonconforming Development.
- 13.06A.060 Development Standards.
- 13.06A.065 Parking Standards.
- 13.06A.070 Basic design standards.
- 13.06A.080 Design standards for increasing allowable FAR.
- 13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.
- 13.06A.100 Downtown Master Planned Development (DMPD).
- 13.06A.110 Variances.
- 13.06A.111 Downtown District Fencing Standards.
- 13.06A.112 *Repealed.*
- 13.06A.113 *Repealed.*
- 13.06A.120 *Repealed.*
- 13.06A.130 Severability.

**CHAPTER 13.09
SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT**

Sections:

- 13.09.010 Background, purpose, and intent.
- 13.09.020 Declaration of policy.
- 13.09.030 Scope and applicability.
- 13.09.040 Definitions.
- 13.09.050 General provisions.
- 13.09.060 Prohibited uses.
- 13.09.070 Stormwater Infiltration.
- 13.09.080 Permits – Construction, modification, operation, change in use.
- 13.09.090 Exemptions.
- 13.09.100 Hazardous substance storage and management.
- 13.09.110 Underground storage tanks.

- 13.09.120 Aboveground storage tanks.
- 13.09.130 Inspections and testing.
- 13.09.140 Spill prevention and management.
- 13.09.150 Release reporting, investigation, corrective action.
- 13.09.160 Recordkeeping.
- 13.09.170 Waivers.
- 13.09.180 Deferral.
- 13.09.190 Enforcement Responsibility.
- 13.09.200 Enforcement Process.
- 13.09.210 Administrative Review.
- 13.09.220 Appeals.
- 13.09.230 Penalties.
- 13.09.240 Civil Penalty.
- 13.09.250 Criminal Penalty--Misdemeanor.
- 13.09.260 Other Remedies.
- 13.09.270 Severability.