



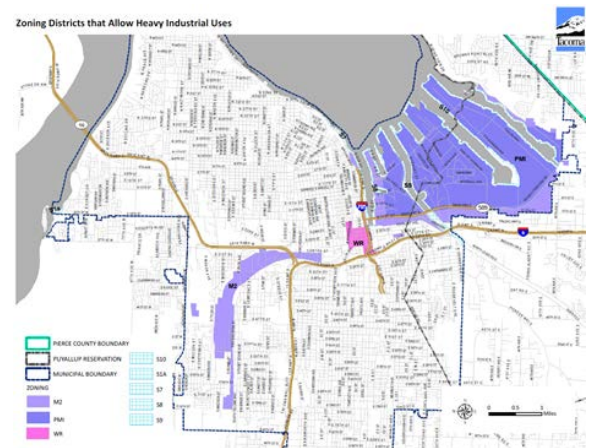
Tideflats Interim Regulations

On November 21, 2017, the Tacoma City Council adopted Ordinance No. 28470 - *Tideflats Interim Regulations*. Provided below is a summary of the interim regulations.

What do the Tideflats Interim Regulations do?

Expanded Notification for Heavy Industrial Uses

- These amendments expand public notification of heavy industrial use permits to taxpayers and interested parties.
- The taxpayer notification distances increase from 1000 feet to 2500 feet from the site of the proposal. For projects located within a designated manufacturing and industrial center (M/IC), the 2500-foot notification distance is measured from the boundary of the applicable center.
- This expanded notification applies to all heavy industrial projects city-wide that require a discretionary permit (such as a conditional use permit) or SEPA determination.



Map above: Zoning Districts that Allow Heavy Industrial Uses.

Non-industrial Uses in the Port of Tacoma Manufacturing/ Industrial Center (M/IC)

- Certain new non-industrial uses are prohibited in the City's Heavy Industrial zoning districts (M-2 and PMI) within the Port of Tacoma M/IC, including:
 - Destination/high intensity parks and recreation,
 - Agriculture,
 - Residential uses,
 - Hospitals,
 - Airports,
 - Schools (K-12),
 - Retail,
 - Cultural institutions, and
 - Care facilities.
- Existing non-industrial uses may expand and are not subject to limitation.



Map above: Port of Tacoma Manufacturing and Industrial Center.



Planning and Development Services

City of Tacoma, Washington

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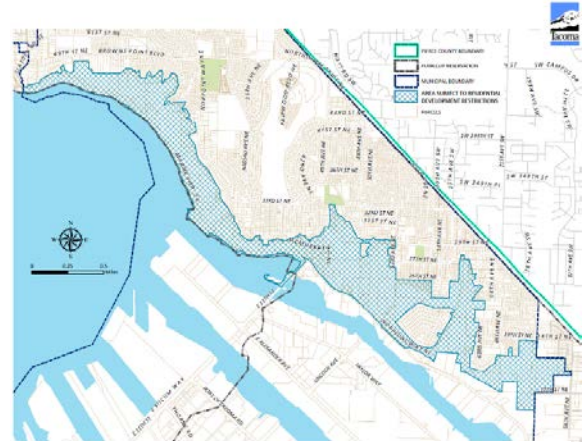
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Marine View Drive Residential Development Restrictions

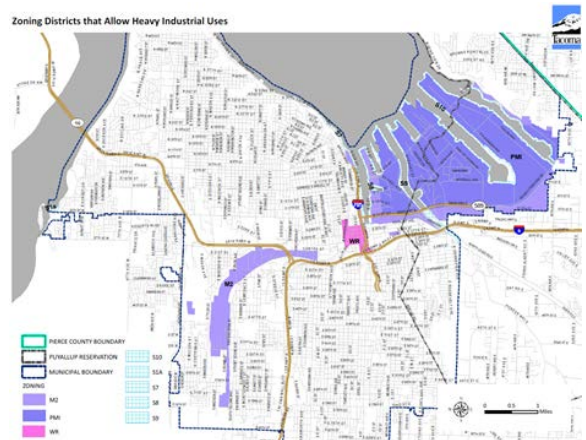
- These regulations pause all new residential platting and subdivision of land along Marine View Drive and the adjacent hillside.
- Property owners in the R-1 and R-2 single family zoning districts will be allowed to build a single residential unit on existing legal lots.
- New construction requires a notice on title regarding the proximity of the residential building to heavy industrial uses.



Map above: Area of Applicable Residential Development Restrictions.

Heavy Industrial Zoning

- These interim regulations pause the establishment of the following new heavy industrial uses citywide:
 - Coal terminals and bulk storage facilities,
 - Oil or other liquefied fossil fuel terminals, bulk storage, manufacturing, production, processing or refining,
 - Chemical Manufacturing,
 - Mining and quarrying,
 - Smelting.
- Existing uses may expand under current permit procedures and land use standards.



Map above: Zoning Districts that Allow Heavy Industrial Uses.

Proposed Schedule for Reauthorization

The Interim Regulations are effective for 1-year but may be re-authorized by the City Council every 6 months thereafter until the Tideflats Subarea Plan is completed. The following is a tentative schedule for re-authorization of the Tideflats Interim Regulations:

Date	Event
September 25	City Council – Study Session to review (a) findings of fact supporting the renewal of the current interim regulations, and (b) potential modifications to the interim regulations.
October 9	City Council – Resolution to set the public hearing
October 23	City Council – Public Hearing on the proposed 6-month extension of and any modifications to the current interim regulations
October 30	City Council – Study Session to review public testimony and provide guidance on any Ordinance modifications City Council – First reading of Ordinance
November 6	City Council – Final reading of Ordinance
December 2	Current Interim Regulations expire

