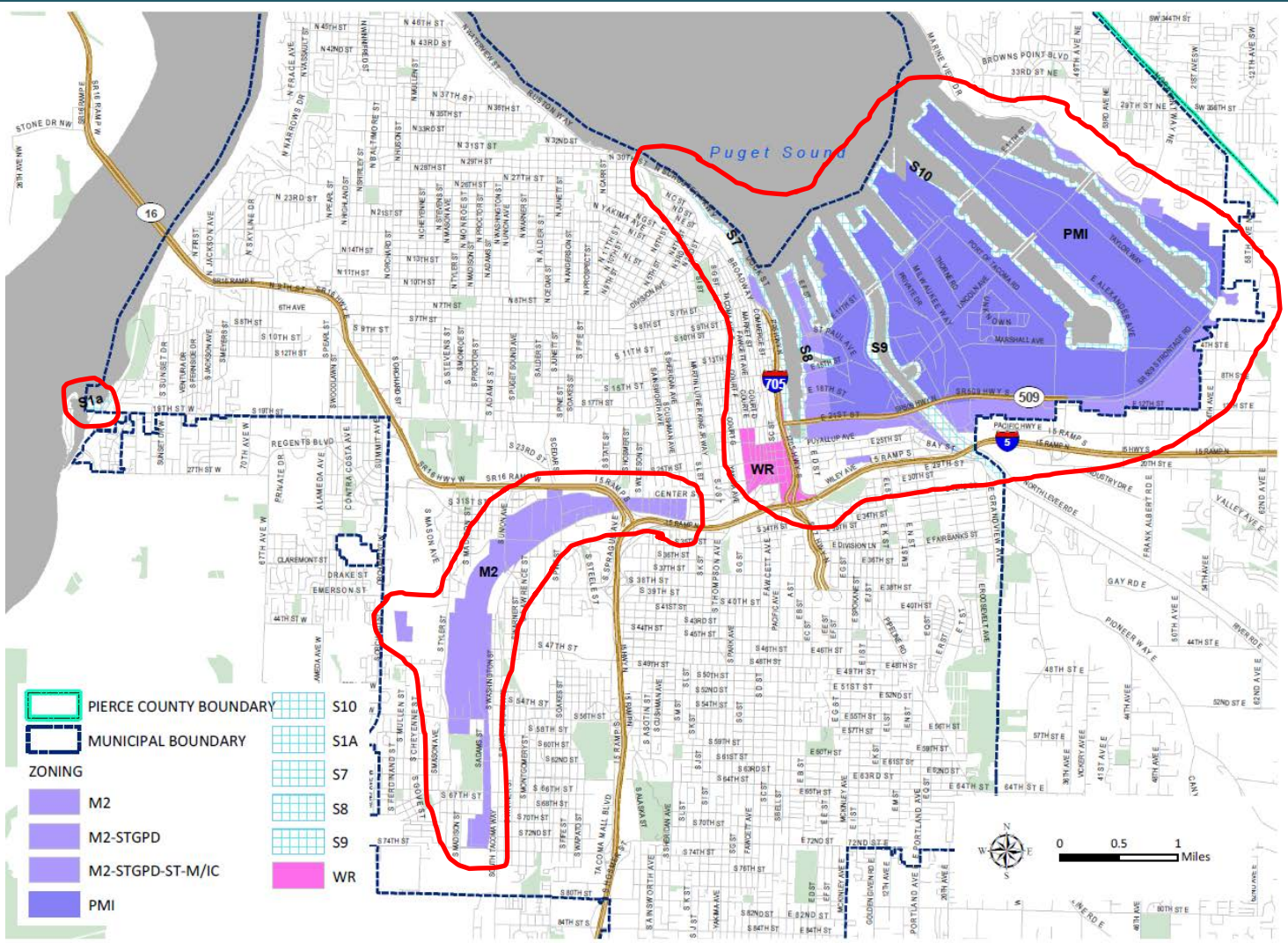


# Proposed Tideflats Interim Regulations

## Category 1: Expanded notification for heavy industrial uses.



### ■ Applicability:

- Heavy Industrial Uses
- Discretionary permit applications or SEPA determination
- Citywide
- What it would do:
  - Expand permit notification to 2500' from Manufacturing and Industrial Center boundary, or tax parcel
  - Public meeting

The Most Common* SEPA Triggers	
Work occurring within critical areas and/or on lands wholly or partly covered by water	
Construction of residential structures – more than 20 dwelling units	
Construction or demolition of a building – greater than 12,000 square feet	
Construction of a parking lot – more than 40 vehicles	
Fill or excavation – more than 500 cubic yards	
Installation or removal of impervious tanks – capacity of more than 10,000 gallons	
Stormwater, water, & sewer utilities – 12 inches or more in diameter	
Installation of wireless facilities – on a residence or school or within a residentially zoned area	
Construction of a wireless tower – 60 feet or taller or within a residential zone	
Certain land use decisions – Rezone, Plats greater than 9 lots	

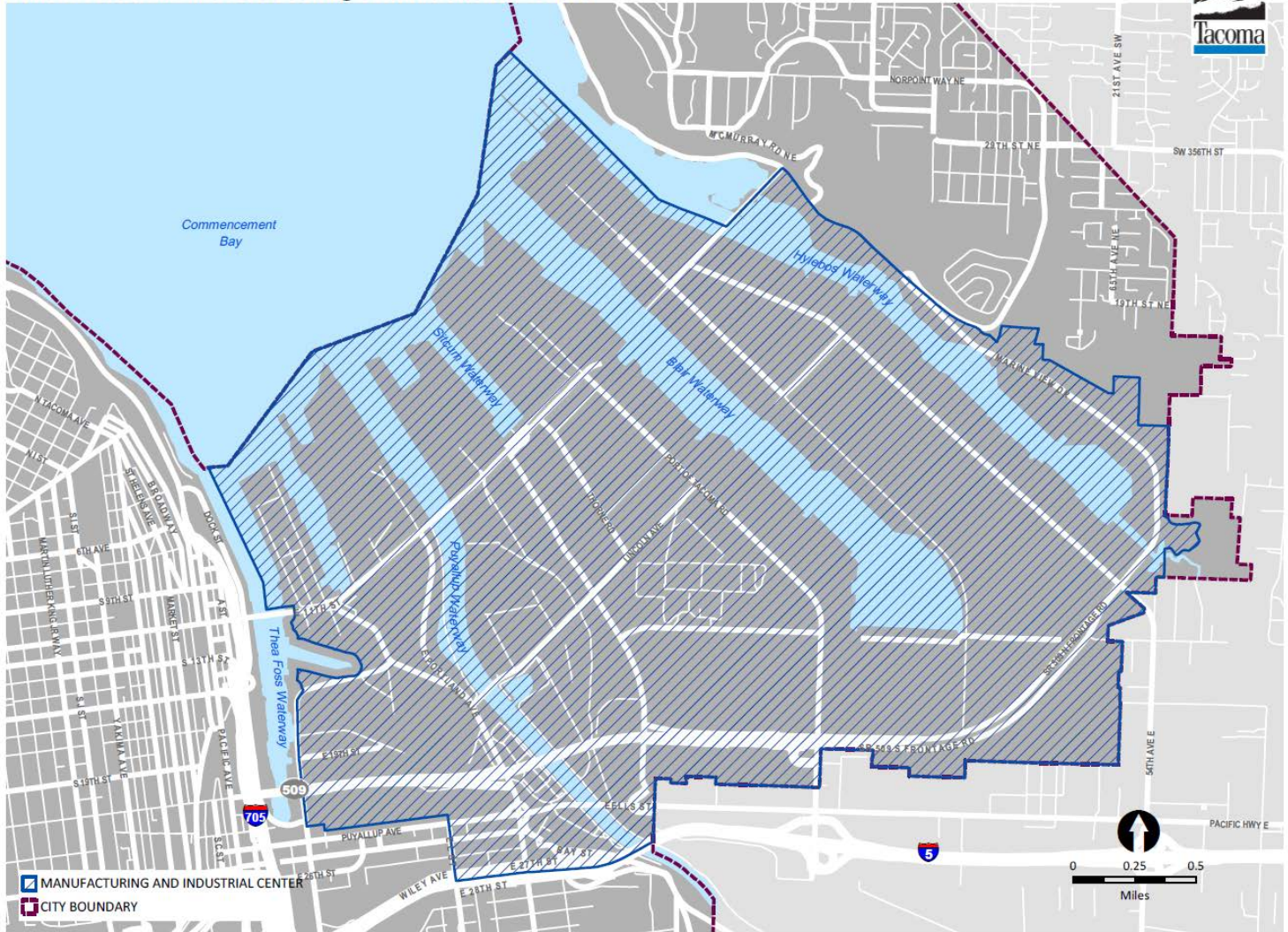
\*For a comprehensive list, see WAC 197-11-800.

# Proposed Tideflats Interim Regulations

## Category 2: Prohibition on new, or expansion of existing, non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center

City of Tacoma | Planning and Development Services

### Port of Tacoma Manufacturing and Industrial Center



#### ■ Applies to:

- Certain Non-industrial uses in TMC 13.06.400
- Within the Port of Tacoma MIC

#### ■ What it would do:

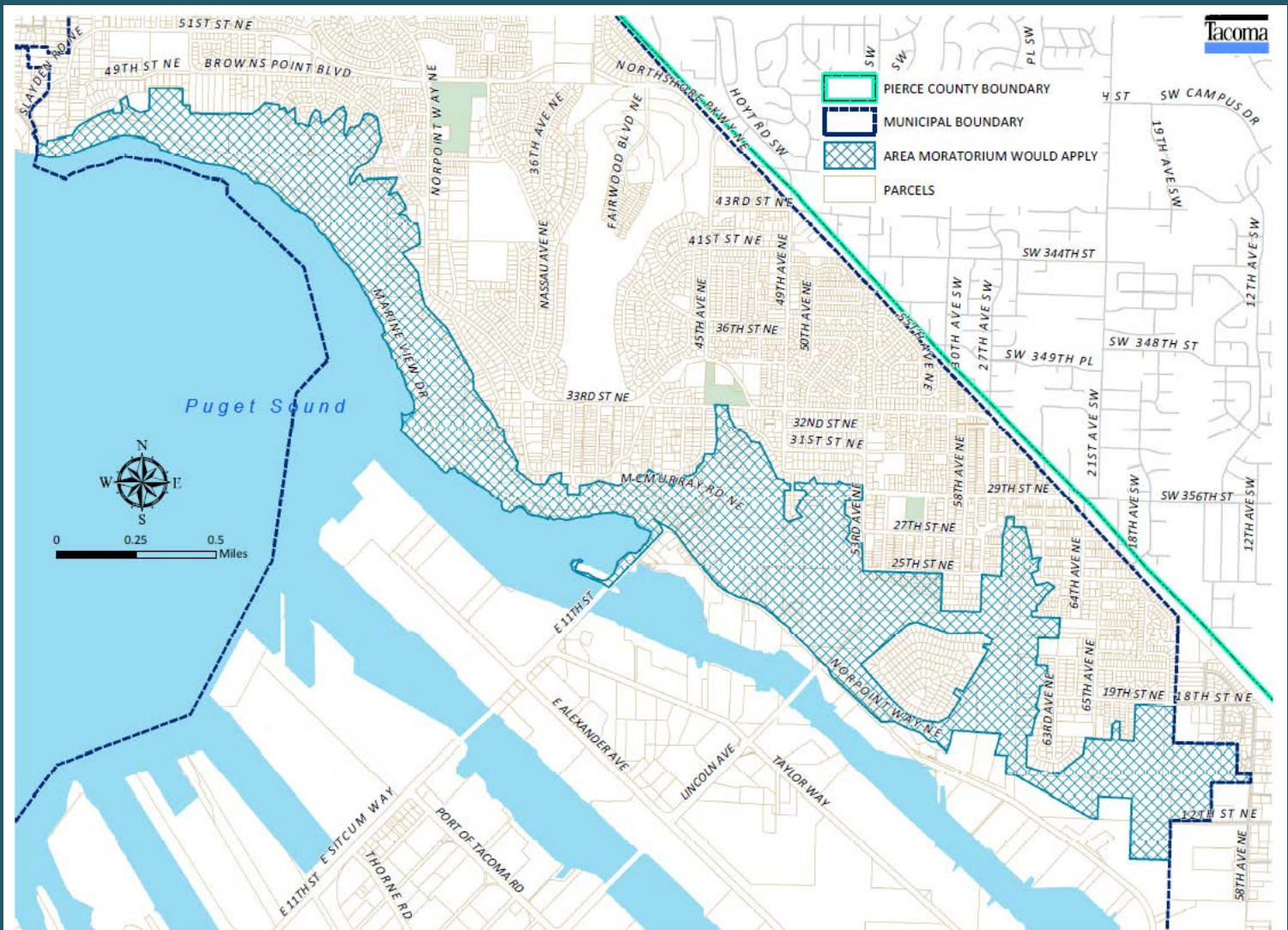
- Prohibit new, specified non-industrial uses
- Prohibit expansion of existing uses

#### ■ What uses?

- All residential uses (group homes, adult family homes, retirement homes, work release, etc.)
- Care facilities
- Destination/High intensity parks and recreation
- Cultural Institutions
- Agriculture
- Airports
- Hospitals
- Schools (K-12)
- Correctional Facilities

# Proposed Tideflats Interim Regulations

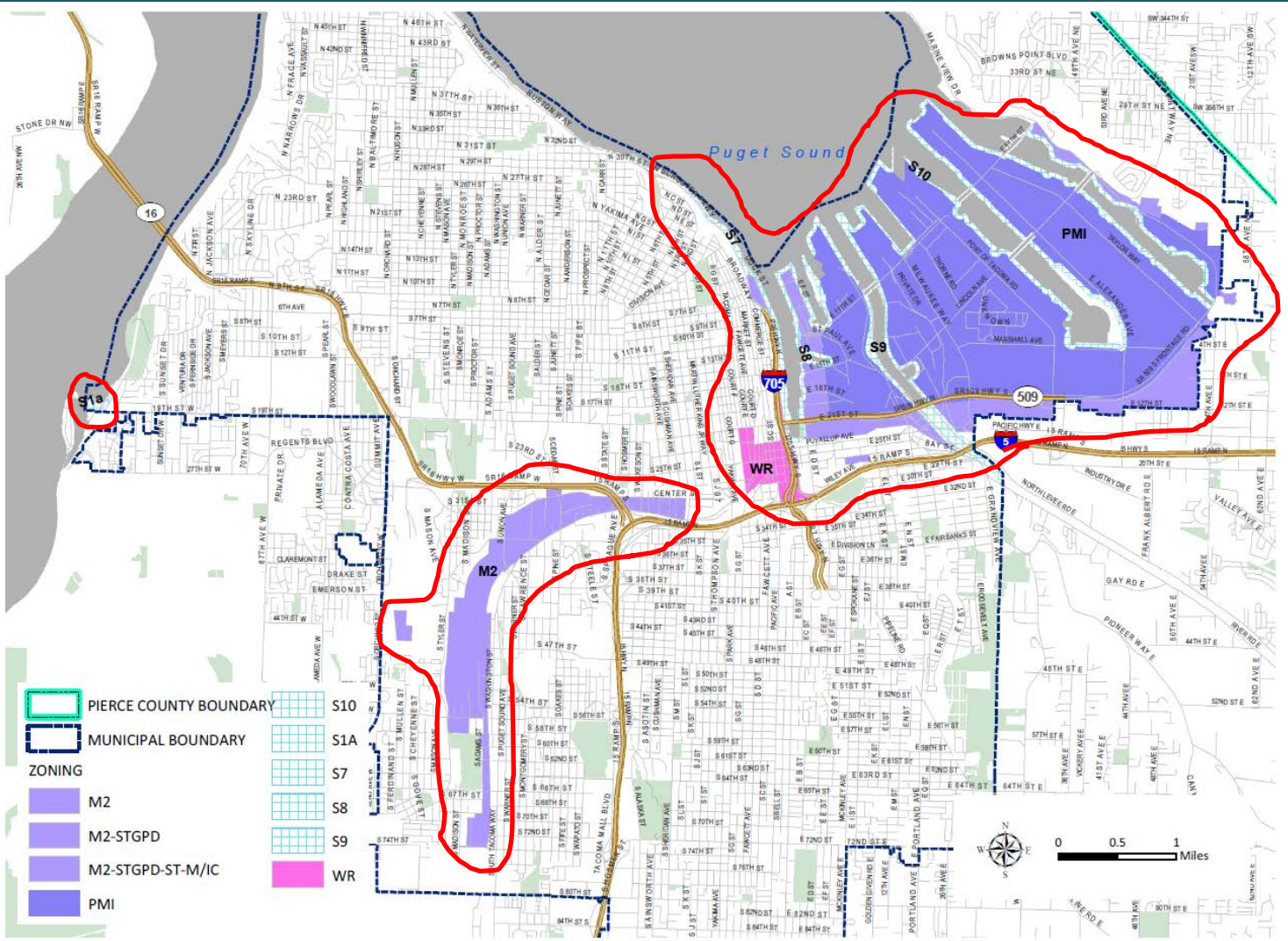
## Category 3: Marine View Drive residential development restrictions.



- Prohibits all new platting and residential development.
- Existing residences could expand but not add new units.
- Applies both to single family zoning districts along the slope and commercial/shoreline zoning districts along Marine View Drive that allow residential development.

# Proposed Tideflats Interim Regulations

## Category 4: Heavy Industrial Use Restrictions



### ■ Applicability:

- Citywide where heavy industry is allowed
- New uses

### ■ What it would do:

- Prohibit the establishment of new uses.
- Would not limit the expansion or operations of existing uses.

### ■ What uses would be subject to the restrictions?

- Coal terminals and bulk storage;
- Oil, or other liquid or gaseous fossil fuel terminals, bulk storage, manufacturing, production, processing or refining;
- Chemical production, processing, and bulk storage
- Smelting;
- Mining and quarrying.