



## Legislation Passed September 10, 2019

The Tacoma City Council, at its regular City Council meeting of September 10, 2019, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

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### **Resolution No. 40420**

A resolution setting Tuesday, October 1, 2019, at approximately 5:15 p.m., as the date for a public hearing by the City Council on the potential reauthorization and extension of the Tideflats Interim Regulations.

[Steve Atkinson, Principal Planner; Peter Huffman, Director, Planning and Development Services]

### **Resolution No. 40421**

A resolution appointing Shane Beck to the Board of Building Appeals.

[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

### **Resolution No. 40422**

A resolution appointing Christopher Karnes to the Planning Commission.

[Doris Sorum, City Clerk; Bill Fosbre, City Attorney]

### **Resolution No. 40423**

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with 6th and Rochester Street LLC, for the development of 36 multi-family market-rate rental housing units, located at 6805 6th Avenue, in the Narrows Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

### **Resolution No. 40424**

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with RDM Construction Services, LLC, for the development of four multi-family market-rate and affordable rental housing units, located at 641 North Fife Street, in the 6th Avenue Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

### **Resolution No. 40425**

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with RDM Construction Services, LLC, for the development of four multi-family market-rate and affordable rental housing units, located at 766 South 39th Street, in the Lincoln Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 40426**

A resolution authorizing the use of \$45,000 from the City Council Contingency Fund to support the final phase of KNKX 88.5 FM's capital campaign to renovate the historic C.N. Gardner Building for the purpose of providing education space for youth and adults, and programming to encourage civic dialogue, and directing the City Manager to negotiate and execute an agreement for services with terms and deliverables for the City's contribution.

[Council Member Mello]

**Ordinance No. 28604**

An ordinance amending Ordinance No. 28491, relating to Land Use Regulations, to correct a scrivener's error which will include adding correctional facilities to the M-1 zoning district as of January 1, 2018.

[Steve Victor, Deputy City Attorney; Bill Fosbre, City Attorney]



## RESOLUTION NO. 40420

1 A RESOLUTION relating to Amended Ordinance No. 28470; setting Tuesday,  
2 October 1, 2019, at approximately 5:15 p.m., as the date for a public  
3 hearing on the potential reauthorization and extension of the Tideflats  
4 Interim Regulations.

4 WHEREAS, on May 9, 2017, the City Council adopted Amended  
5 Resolution No. 39723, initiating a subarea planning process for the Tideflats  
6 area, and further, requesting that the Planning Commission ("Commission")  
7 consider the need for interim regulations in the Tideflats area while the subarea  
8 planning process was underway, and  
9

10 WHEREAS, the Commission determined that interim regulations were  
11 warranted, and on October 4, 2017, forwarded its recommendation to the City  
12 Council for consideration, and  
13

14 WHEREAS, in support of these deliberations, the Commission conducted  
15 a public hearing, at which 81 people testified, and reviewed over 200 written  
16 comments, and  
17

18 WHEREAS, on November 21, 2017, following its own public hearing, as  
19 well as substantial community input and deliberation, the City Council passed  
20 Amended Ordinance No. 28470, adopting the Tideflats Interim Regulations,  
21 which included the following elements:

- 22 • Category 1: Expanded public notification of heavy industrial use permits;
- 23 • Category 2: Temporary prohibition of new non-industrial uses in the Port of  
24 Tacoma Manufacturing and Industrial Center;
- 25 • Category 3: Temporary prohibition of new residential development along  
26 Marine View Drive and northeast Tacoma slopes; and



- Category 4: Temporary prohibition on certain types of new heavy industrial uses, and

WHEREAS, on November 3, 2018, following another public hearing and substantial community input and deliberation, the City Council passed Ordinance No. 28542, which extended the Tideflats Interim Regulations for an additional six months, and

WHEREAS, on May 21, 2019, following another public hearing and substantial community input and deliberation, the City Council passed Ordinance No. 28583, which extended the Tideflats Interim Regulations for an additional six months, through December 2, 2019, and

WHEREAS the Tacoma Municipal Code ("TMC"), consistent with state law, allows the City Council to consider reauthorization of the interim regulations every six months subsequent to the initial one-year period, and

WHEREAS the City desires to fix a time and date for public hearing for the purpose of considering the potential reauthorization and extension of the Tideflats Interim Regulations; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. That Tuesday, October 1, 2019, at approximately 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the place when and where a public hearing shall be held on the potential reauthorization and extension of the Tideflats Interim Regulations Extension.



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Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney



# RESOLUTION NO. 40421

1 BY REQUEST OF DEPUTY MAYOR McCARTHY AND COUNCIL MEMBERS  
2 BEALE, IBSEN, AND MELLO

3 A RESOLUTION relating to committees, boards, and commissions; appointing an  
4 individual to the Board of Building Appeals.

5 WHEREAS a vacancy exists on the Board of Building Appeals, and

6 WHEREAS, at its meetings of August 7, 2019 and August 21, 2019, the  
7 Infrastructure, Planning, and Sustainability Committee conducted interviews and  
8 recommended the appointment of Shane Beck to said board, and

9 WHEREAS, pursuant to City Charter 2.4 and the Rules, Regulations, and  
10 Procedures of the City Council, Shane Beck has been nominated to serve on the  
11 Board of Building Appeals; Now, Therefore,  
12

13 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

14 That Shane Beck is hereby confirmed and appointed as a member of the  
15 Board of Building Appeals, to the "General Contractor" position, to serve a five-year  
16 term to expire August 31, 2024.  
17

18 Adopted \_\_\_\_\_

19 \_\_\_\_\_  
20 Mayor

21 Attest:  
22 \_\_\_\_\_  
23 City Clerk

24 Approved as to form:  
25 \_\_\_\_\_  
26 City Attorney



## RESOLUTION NO. 40422

1 BY REQUEST OF DEPUTY MAYOR McCARTHY AND COUNCIL MEMBERS  
2 BEALE, IBSEN, AND MELLO

3 A RESOLUTION relating to committees, boards, and commissions; appointing an  
4 individual to the Planning Commission.

5 WHEREAS a vacancy exists on the Planning Commission, and

6 WHEREAS, at its meeting of August 21, 2019, the Infrastructure, Planning,  
7 and Sustainability Committee conducted interviews and recommended the  
8 appointment of Christopher Karnes to said commission, and

9 WHEREAS, pursuant to City Charter 2.4 and the Rules, Regulations, and  
10 Procedures of the City Council, Christopher Karnes has been nominated to serve  
11 on the Planning Commission; Now, Therefore,  
12

13 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

14 That Christopher Karnes is hereby confirmed and appointed as a member  
15 of the Planning Commission, to the "Public Transportation" position, to fill an  
16 unexpired term to expire June 30, 2020, followed by a three-year term to expire  
17 June 30, 2023.  
18

19 Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

21 Attest:

22  
23 \_\_\_\_\_  
City Clerk

24 Approved as to form:

25  
26 \_\_\_\_\_  
City Attorney



## RESOLUTION NO. 40423

1 A RESOLUTION relating to the multi-family property tax exemption program;  
2 authorizing the execution of a Multi-Family Housing Eight-Year Limited  
3 Property Tax Exemption Agreement with 6<sup>th</sup> and Rochester Street LLC, for  
4 the development of 36 multi-family market-rate rental housing units to be  
5 located at 6805 6<sup>th</sup> Avenue in the Narrows Mixed-Use Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of  
7 Washington, designated several Residential Target Areas for the allowance of a  
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program  
10 whereby property owners in Residential Target Areas may qualify for a Final  
11 Certificate of Tax Exemption which certifies to the Pierce County  
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax  
13 exemption, and

14 WHEREAS 6<sup>th</sup> and Rochester Street LLC, is proposing to develop  
15 36 market-rate rental units to consist of 20 two-bedroom, two and one-half bath  
16 units with an average size of 1350 square feet and renting for approximately  
17 \$1800 per month; and 16 three-bedroom, two and one-half bath units with an  
18 average size of 1500 square feet and renting for approximately \$2000 per month,  
19 as well as 6400 square feet of commercial space, 20 residential parking stalls, and  
20 16 non-residential parking stalls, and

21 WHEREAS the Director of Community and Economic Development has  
22 reviewed the proposed property tax exemption and recommends that a conditional  
23 property tax exemption be awarded for the property located at 6805 6<sup>th</sup> Avenue in  
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the Narrows Mixed-Use Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of eight years, to 6<sup>th</sup> and Rochester Street LLC, for the property located at 6805 6<sup>th</sup> Avenue in the Narrows Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with 6<sup>th</sup> and Rochester Street LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

Legal description approved:

\_\_\_\_\_  
Deputy City Attorney

\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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Tax Parcel: 4470000040

Legal Description:

A portion of the Northeast Quarter of the Northeast Quarter of Section 03, Township 20 North, Range 2 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows;

Tract B, Highlands Narrowsview Addition to Tacoma, according to the Plat thereof, recorded in Volume 13 of Plats, Page 58, records of Pierce County Auditor.

Situate in the City of Tacoma, County of Pierce, State of Washington.



## RESOLUTION NO. 40424

1 A RESOLUTION relating to the multi-family property tax exemption program;  
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property  
3 Tax Exemption Agreement with RDM Construction Services, LLC, for the  
4 development of four multi-family market-rate and affordable housing units to  
5 be located at 641 North Fife Street in the 6<sup>th</sup> Avenue Mixed-Use Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of  
7 Washington, designated several Residential Target Areas for the allowance of a  
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program  
10 whereby property owners in Residential Target Areas may qualify for a Final  
11 Certificate of Tax Exemption which certifies to the Pierce County  
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax  
13 exemption, and

14 WHEREAS RDM Construction Services, LLC, is proposing to develop three  
15 new market-rate housing units to consist of one studio unit, with an average size of  
16 475 square feet and renting for approximately \$1,050 per month, and two  
17 two-bedroom, two-bath units with an average size of 893 square feet and renting for  
18 approximately \$1,600 per month; and one affordable-rate studio unit, with an  
19 average size of 475 square feet, and renting for approximately \$1,124 per month,  
20 with utilities, as well as two on-site residential parking stalls, and

21 WHEREAS, although at this time, the expected market-rate rents and the  
22 affordable rents are nearly the same and are deemed "affordable," over the 12-year  
23 exemption period, as the market-rate rents increase, the one affordable unit will  
24 continue to comply with the allowable and affordable rates, and  
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WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at RDM Construction Services, LLC in the 6<sup>th</sup> Avenue Mixed-Use Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to RDM Construction Services, LLC, for the property located at 641 North Fife Street in the 6<sup>th</sup> Avenue Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with RDM Construction Services, LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
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Deputy City Attorney

Legal description approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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Tax Parcel: 4415000390

Legal Description:

That portion of the Northwest Quarter of the Northeast Quarter of Section 06, Township 20 North, Range 03 East of the Willamette Meridian, Pierce County, Washington, more particularly described as follows:

South 2 feet of Lot 2 and all of Lot 3, Block 3, Hawkin's Addition to Tacoma, Washington Territory, according to the plat thereof recorded in Volume 3 of Plats, page 23, records of Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.



## RESOLUTION NO. 40425

1 A RESOLUTION relating to the multi-family property tax exemption program;  
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property  
3 Tax Exemption Agreement with RDM Construction Services, LLC, for the  
4 development of four multi-family market-rate and affordable housing units to  
5 be located at 766 South 39th Street in the Lincoln Mixed-Use Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of  
7 Washington, designated several Residential Target Areas for the allowance of a  
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program  
10 whereby property owners in Residential Target Areas may qualify for a Final  
11 Certificate of Tax Exemption which certifies to the Pierce County  
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax  
13 exemption, and

14 WHEREAS RDM Construction Services, LLC, is proposing to develop four  
15 new market-rate housing units to consist of one studio unit, with an average size of  
16 447 square feet and renting for approximately \$950 per month, and two  
17 two-bedroom, two-bath units with an average size of 935 square feet and renting for  
18 approximately \$1,400 per month; and one affordable-rate studio unit with an  
19 average size of 447 square feet, and renting for approximately \$1,124 per month,  
20 with utilities, as well as three on-site residential parking stalls, and

21 WHEREAS, although at this time, the expected market-rate rents and the  
22 affordable rents are nearly the same and are deemed "affordable," over the 12-year  
23 exemption period, as the market-rate rents increase, the one affordable unit will  
24 continue to comply with the allowable and affordable rates, and  
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WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 766 South 39th Street in the Lincoln Mixed-Use Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to RDM Construction Services, LLC, for the property located at 766 South 39th Street in the Lincoln Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with RDM Construction Services, LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal description approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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Tax Parcel: 8935021210

Legal Description:

That portion of the Southeast Quarter of the Northeast Quarter of Section 17, Township 20 North, Range 03 East of the Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lot 8 and the East 15 feet of Lot 9, Block 8916, The Tacoma Land Company's Sixth Addition to Tacoma, W.T., according to the plat filed for record March 2, 1889, in the Office of the County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington.





## RESOLUTION NO. 40426

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BEALE  
2 AND MELLO

3 A RESOLUTION authorizing the one-time payment of \$45,000 from the City  
4 Council Contingency Fund to support the final phase of KNKX 88.5 FM's  
5 capital campaign to renovate the historic C.N. Gardner Building, for the  
6 purpose of providing education space for youth and adults, and  
7 programming to encourage civic dialogue, with payment contingent on  
8 securing sufficient funds to complete the project; and, directing the City  
9 Manager to negotiate and execute an agreement for services with terms  
10 and deliverables for the City's contribution.

11 WHEREAS KNKX 88.5 FM (formerly KPLU) ("KNKX") has served as the  
12 region's leading source of jazz, blues, and in-depth local and National Public Radio  
13 ("NPR") news since 1966, reaches 500,000 weekly listeners, and continues to  
14 grow, and

15 WHEREAS in 2016, following an unprecedented community effort in which  
16 20,000 listeners gave \$8,000,000 to save the station, KNKX became an  
17 independent station, and the terms of the sale from Pacific Lutheran University  
18 ("PLU") where the station was housed, required KNKX to move off the PLU campus  
19 in the summer of 2019, and

20 WHEREAS the need to find a new location has presented KNKX with an  
21 opportunity to make a greater impact and connection in the community, and  
22 relocating to the historic C.N. Gardner Building at 930 Broadway will also enable  
23 KNKX to increase music and news activities in Tacoma by including gathering  
24 space for hosting roundtable discussions on community issues, training students to  
25 record and edit stories, producing content with local partners, and expanding  
26 educational outreach and partnerships in the community, and



1           WHEREAS, at the August 20, 2019, Study Session, Council Member Mello  
2 shared a Council Consideration Request to authorize the one-time use of \$45,000  
3 from the Council Contingency Fund for funding to support the final phase of KNKX's  
4 capital campaign to renovate the historic C.N. Gardner Building, for the purpose of  
5 providing education space for youth and adults, and programming to encourage  
6 civic dialogue, and  
7

8           WHEREAS City staff will negotiate and execute an agreement for services,  
9 with terms and deliverables for the City's contribution, with funding to be contingent  
10 upon KNKX securing sufficient funds to complete the project, and  
11

12           WHEREAS RCW 35.33.145 and 35.34.250 authorize a withdrawal from the  
13 Council Contingency Fund for any municipal expense, the necessity or extent of  
14 which could not have been foreseen or reasonably evaluated at the time of  
15 adopting the budget, and  
16

17           WHEREAS the need for this expenditure could not have been foreseen or  
18 reasonably evaluated at the time the City adopted its biennial budget, and  
19

20           WHEREAS Ordinance No. 22569 requires an affirmative vote of not less  
21 than six members of the Council in order to withdraw moneys from this fund; Now,  
22 Therefore,  
23

24           BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

25           Section 1. That one-time funding in the amount of \$45,000, budgeted from  
26 the Council Contingency Fund, is hereby approved for the purpose of supporting



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the final phase of KNKX 88.5 FM's ("KNKX") capital campaign to renovate the historic C.N. Gardner Building at 930 Broadway, for the purpose of providing education space for youth and adults, and programming to encourage civic dialogue.

Section 2. That the proper officers of the City are hereby authorized to enter into an agreement with KNKX for the purposes hereinabove enumerated, with terms and deliverables for the City's contribution.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney



## ORDINANCE NO. 28604

1 AN ORDINANCE relating to land use regulations; amending Ordinance No. 28491,  
2 passed on February 20, 2018, to correct a scrivener's error in Exhibit "A,"  
3 page 4, of the ordinance.

4 WHEREAS Ordinance No. 28491 was passed on February 20, 2018, and  
5 became effective on March 2, 2018, and

6 WHEREAS, during consideration of Ordinance No. 28491, Council  
7 Member Ushka proposed an amendment to limit new or expanded correctional and  
8 detention facilities to the M-1 zoning district as it existed as of January 1, 2018,  
9 and

10 WHEREAS the amendment was intended to apply the limitation to both  
11 correctional and detention facilities; however, the limitation was transcribed in only  
12 the detention facility box in the Ordinance table exhibit (Exhibit "A," on page 4), and

13 WHEREAS the transcription and ultimate codification of Council Member  
14 Ushka's amendment creates the appearance that the City Council intended to treat  
15 correction and detention facilities differently when, in fact, the City Council intended  
16 that all of the zoning and regulations in Ordinance No. 28491 apply equally to both,  
17 and

18 WHEREAS this incomplete transcription has become the basis of an equal  
19 protection violation claim by The GEO Group in its federal lawsuit against the City,  
20 and, after receipt of The GEO Group's Complaint in this case, City staff realized  
21 that Ordinance No. 28491, as codified, contained the scrivener's error in  
22 Exhibit "A," and  
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WHEREAS a clarifying amendment to Ordinance No. 28491 would address that claim, and fully effectuate the City Council's legislative intent, and

WHEREAS it is recommended that the City Council adopt a clarifying amendment to Ordinance No. 28491, making all of its provisions equally applicable to correction and detention facilities, as was the City Council's original intent; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

That Exhibit "A" of Ordinance No. 28491, passed on February 20, 2018, is hereby amended as set forth in the attached Exhibit "A."

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney

## Exhibit A

### Clarifying Amendment (Change highlighted)

**13.06.400**

**Industrial Districts.**

\* \* \*

5. District use table.

Uses	M-1	M-2	PMI	Additional Regulations <sup>1</sup>
* * *				
Confidential shelter	P/N*	N	N	See Section 13.06.535. *Not permitted within the South Tacoma M/IC Overlay District.
Continuing care retirement community	P/N*	N	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.535.
Correctional facility*	CU	N	N	Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080). A pre-application community meeting is also required (see Section 13.06.640.Q). <b>This CU is only available in the M-1 zones in place as of 1/1/2018</b>
* * *				
Day care, family	P/N*	N	N	*Not permitted within the South Tacoma M/IC Overlay District.
Day care center	P	P	N	Subject to development standards contained in Section 13.06.155.
Detention facility*	CU	N	N	Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.080). A pre-application community meeting is also required (see Section 13.06.640.Q). This CU is only available in the M-1 zones in place as of 1/1/2018
* * *				