



EXHIBIT "A"
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the existing text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.

Chapter 1.37

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM ADMINISTRATIVE CODE

Sections:

- 1.37.010 Purpose.
1.37.020 Definitions.
1.37.030 Sending Areas.
1.37.040 Sending Area Development Limitations.
1.37.050 Sending Area TDR Allocation.
1.37.060 Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR.
1.37.070 Sending Area Process / TDR Certification.
1.37.080 Receiving Area Process.
1.37.090 TDR Manager Responsibilities.

1.37.020 Definitions

"TDR Manager" is an employee of the Tacoma Community and Economic Development Planning and Development Services Department tasked with accomplishing the duties specified by this chapter.

1.37.030 Sending Areas.

The following five categories of land or structures qualify as sending areas:

- A. Pierce County Farm Land: Farm land designated as Agriculture Resource Land (ARL) in unincorporated Pierce County situated in Pierce County's Puyallup Valley (Alderton-McMillin or Mid County Community Planning Areas).
B. Pierce County Forest Land: Forest land designated as Forest Land (FL) situated in unincorporated Pierce County.
C. Resource lands in King County and Snohomish County.
D. Tacoma Habitat: Lands providing high habitat and natural value located within, or in proximity to, designated Habitat Corridors in the Comprehensive Plan, and lands providing exceptional habitat and natural value located within the City and outside of the designated Habitat Corridors.
E. Tacoma Landmarks: Structures designated as a landmark as identified in the Tacoma Register of Historic Places.

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1.37.050 Sending Area TDR Allocation.

Upon recordation of a qualifying easement, TDRs shall be issued to the participating sending area property owners as follows:

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C. For Tacoma Habitat sending areas:

1. For residential zones: one TDR for each forgone dwelling allowed by the property's current zoning.
2. For nonresidential or multifamily zones: one TDR for each 8,000 square feet of potential but foregone floor area 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 calculation above shall take into account~~ the ~~actual~~ 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 and environmental controls (e.g. applicable setback or wetland 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).~~

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