



# NOTICE OF PUBLIC HEARING

## LIVE/WORK AND WORK/LIVE CODE AMENDMENTS

### PLANNING COMMISSION PUBLIC HEARING

Wednesday, July 15, 2015 5:00 p.m. City Council Chambers  
Tacoma Municipal Building, 747 Market Street, 1<sup>st</sup> Floor

#### WHAT IS BEING CONSIDERED?

The Planning Commission is seeking public comment on proposed amendments to Tacoma's land use regulations concerning live/work and work/live uses. The proposal would amend Tacoma Municipal Code (TMC), Chapters 13.06 – Zoning, and 13.06A – Downtown Tacoma in which modifications would be made to the live/work and work/live provisions within Section 13.06A.050. The proposal would create a new section within Chapter 13.06 that is specific to live/work and work/live uses and would include a new iteration of the existing provisions so that such uses could be applied to new construction as well as zoning districts outside of Downtown Tacoma and the Mixed-Use Centers. The proposal would retain certain development flexibilities provided in the existing code, but only for buildings lawfully in existence prior to December 5, 1989 or for historic buildings as defined for the purposes of the section. Furthermore, the proposal would remove specific provisions from the Land Use Regulatory Code and relocate them more appropriately within the Building Code as part of a packaged code amendment project.

#### WHAT IS THE PROPOSAL INTENDED TO ACHIEVE?

This proposal is part of a packaged code amendment project that includes proposed revisions to the Building Code and Land Use Regulatory Code, all of which are intended to be incremental to the amendments that were originally adopted by Council in September 2012. The proposed amendments would ensure compatibility between the two codes.

### *The Proposal at a Glance*

- Add a definition for live/work to distinguish the use from a home occupation.
- Align standards and development flexibilities with those of the proposed Building Code amendments.
- Allow live/work and work/live uses in other zoning districts that allow for the associated mix of uses.
- Allow live/work and work/live uses in new construction while retaining certain development flexibilities for historic buildings or buildings lawfully in existence prior to December 5, 1989.

### HOW TO PROVIDE COMMENTS?

You can provide oral testimony at the public hearing on July 15, 2015 or provide written comments using the return address on this card no later than 5:00 p.m. on July 22, 2015, by facsimile at (253) 591-5433 or via e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)

### ADDITIONAL INFORMATION

A Preliminary Determination of Nonsignificance (DNS) has been issued based on the completion of an environmental checklist. Comments on the DNS must be submitted by July 22, 2015. Unless modified by the City, the DNS will become final on July 29, 2015. The DNS, the environmental checklist, and additional information associated with the proposal are available at the Planning and Development Services Department, 747 Market Street, Room 345; and on the following website:

[www.cityoftacoma.org/Planning](http://www.cityoftacoma.org/Planning)

(and click on "Live/Work & Work/Live Amendments")

### STAFF CONTACT

If you have additional questions or comments please feel free to contact Elliott Fitzgerald at (253) 591-5379 or [efitzgerald@cityoftacoma.org](mailto:efitzgerald@cityoftacoma.org).

*The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Special accommodations can be provided upon request within five (5) business days prior to the hearing. To arrange for these accommodations please contact the Planning and Development Services Department at (253) 591-5030 (voice) or (253) 591-5153 (TDD).*



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