

**2.19.040 Off-site improvements.**

A. Authority. The authority for this section is held by the Planning and Development Services Director or designee.

B. Scope and Intent.

1. The intent of this code is to consider the health, safety and general welfare of the public. Development shall not impact adjacent and/or downstream property owners in a detrimental manner compared to the pre-developed condition.

2. This code is intended to assist, but not to substitute, competent work by professional engineers. It is expected that the professional engineers will bring to each project the best of their skills and abilities to see that the project is thoroughly analyzed and designed correctly, accurately, and in compliance with generally accepted engineering practices. This code is not intended to address all situations or to unreasonably limit any innovative or creative effort in design and construction which may result in better quality, cost savings, or improved performance.

A. C. Off-site Improvements and Development Standards.

1. Off-site improvements and corresponding development standards (2.19.040.C.2) shall be required for all ~~new building construction, site uses, change of occupancies, moved buildings, and alterations/additions~~ New Construction, Additions, Site Uses, Change of Occupancies as defined in Chapter 3 of the International Existing Building Code, Moved Buildings, and Remodels/Alterations to existing buildings. ~~with the exception of the following:~~ Off-site improvements as defined in TMC 2.19.020 shall conform to the City of Tacoma Standards and be constructed in accordance with the Design Manual, Right of Way Restoration Policy, and the City of Tacoma Stormwater Management Manual.

The maximum level of off-site improvements that may be imposed by project type is shown in Table 2.19.1, however, this limit shall not apply to projects that have requirements imposed by a SEPA, CUP, or other conditioning documents. The City shall determine the order of preference when determining off-site improvement requirements, considering general health, safety, and welfare as the primary objectives.

Projects involving more than one project type (New Construction, Additions, Change of Occupancy, and Remodel/Alteration), shall apply the most restrictive criteria in Table 2.19.1. The Planning and Development Services Director or his designee is authorized to establish, and modify or eliminate the off-site improvement requirements shown in Table 2.19.1 for individual cases where there are practicable difficulties involved in implementation of the requirements of this code.

Table 2.19.1 Off-site Improvement Determinations<sup>(1)</sup>

Project Type	Threshold	Off-site Improvement Requirement <sup>(2)</sup>
New Construction		
Commercial <sup>(3)</sup>	All new and moved buildings	No limit defined. Off-site improvements per 2.19.040.C.2 and as determined by the Planning and Development Services Director, plus all utility construction or relocation and installation of safety mitigation measures.
Single Family and two family dwellings	All new and moved buildings	No limit defined. Offsite improvements as determined by the Planning and Development Services Director. Fee In-lieu available per 2.19.040.D.2.
Garage and Utility buildings (Group U occupancy).		None required; Access to property shall be in accordance with 2.19.C.2(c)
Additions		

Commercial - Large <sup>(3)</sup>	50% or greater than building area	No limit defined. Off-site improvements per 2.19.040.C.2, and as determined by the Planning and Development Services Director, plus all utility construction or relocation and installation of safety mitigation measures.
Commercial - Small <sup>(3)</sup>	Less than 50% of building area	Off-site Improvement Requirements up to approximately 10% of Addition Valuation.
Single Family and two family dwelling	Additions	None required; Access to property shall be in accordance with 2.19.040.C.2(c), and compliance with 2.19.040.C.2(d).
<b>Change of Occupancy</b>		
Large <sup>(3)</sup>	Change of Occupancy to 50% or greater of the building area	Off-site Improvement Requirements up to the greatest of either: <input type="checkbox"/> 10% of Remodel Valuation <sup>(4)</sup> <input type="checkbox"/> 10% of the change to the building valuation based on the most current ICC Building Valuation table.
Small <sup>(3)</sup>	Change of Occupancy to greater than 10% but less than 50% of the building area	Off-site Improvement Requirements up to the greatest of either: <input type="checkbox"/> 5% of Remodel Valuation <sup>(4)</sup> <input type="checkbox"/> 5% of the change to the building valuation based on the ICC Building Valuation.
Exceptions	Change of use to: <input type="checkbox"/> Live/work occupancy for up to 10 dwelling units; <input type="checkbox"/> Work/live use for buildings less than 30,000 square feet (2787 m <sup>2</sup> )	None required
<b>Remodel/Alterations</b>		
Large <sup>(3)</sup>	Remodel Valuation 50% or greater than ICC Building Valuation	Off-site Improvement Requirements up to approximately 10% of Remodel Valuation <sup>(4)</sup>
Small <sup>(3)</sup>	Remodel Valuation greater than 10% but less than 50% of ICC Building Valuation	Off-site Improvement Requirements up to approximately 5% of Remodel Valuation <sup>(4)</sup>
Exception	Remodel Valuation less than 10% of ICC Building Valuation	Off-site improvements may be required at the discretion of the Planning and Development

		Services Director
Exception	Water or Fire Damages repairs that are valued at less than 50% of the ICC Building Valuation	None required

- (1) Limits listed are approximate, and the Planning and Development Services Director or his designee may impose additional requirements as needed to protect the health, safety, and general welfare of the public.
- (2) Costs for utility construction or relocation and safety mitigation measures shall not be included in the owner's/developer's percentage of off-site improvement requirements. Off-site improvement requirements contributing to the percentage shall include, but not be limited to: street paving, concrete curbs and gutters, asphalt wedge curb, sidewalks, driveways, and curb ramps.
- (3) For Campus sites, the City Engineer, or designee, shall determine the required frontage improvements.
- (4) The Remodel Valuation limit shall be defined as the estimated construction cost of the project submitted by the contractor or owner at time of permit submittal as a percentage of the most recent version of the International Code Council Building Valuation Data. The estimate shall detail all major cost elements of the project. The remodel valuation limit shall not apply to projects that have requirements imposed by a SEPA, CUP, or other conditioning document.

~~1. Change of use to Group R for Live/Work or Work/Live units which are exempt from land use regulatory requirements under TMC 13.06A.050.~~

~~2. Alterations to buildings presently existing on the building site for Live/Work or Work/Live uses exempt from land use regulatory requirements under TMC 13.06A.050.~~

~~3. Alterations and additions to buildings presently existing on the building site for:~~

~~a. Buildings undergoing alterations/additions less than 50 percent of the existing aggregate floor area.~~

~~b. Single family and two family dwellings.~~

~~e. Garage and Utility buildings (Group U occupancy).~~

~~B. Access to Property. Driveway approaches shall be in accordance with TMC 10.14 (Driveway Ordinance).~~

~~C. Existing Off-site Improvements: Where a site has existing improvements such as sidewalks, curbs, gutters, and paving, these improvements shall be replaced if they are broken, damaged or hazardous. Pavement shall also be required to be replaced when it does not meet the current standard pavement section for residential or arterial streets contained in the Public Works Department Design Manual. Live/Work and Work/Live exempt from offsite improvements per Section 2.19.040.A are only required to replace unsafe sidewalks along the street frontage.~~

~~D. Development Standards: All new off site Improvements, where required, shall conform to the Public Works Department Standards and be constructed in accordance with the Public Works Department Design Manual and the City of Tacoma Surface Water Management Manual (COTSWMM). When a lot adjoins an alley or street intersection, improvements shall also be installed at the alley or street intersection. Alleys shall be improved to City of Tacoma standards when any access to the site is provided from the alley.~~

~~1. Single Family and Two Family dwellings: New Single Family or Two Family Dwelling buildings require the development of cement concrete curb and gutter, paving, and drainage of all dedicated streets along the lot frontages, except, in cases where the topography or other conditions make it impractical. Sidewalks shall be required when any of the following criteria applies:~~

~~a. Sidewalks exist on the site, or sites, adjacent to the site to be built on, or~~

~~b. Sidewalks exist on the majority of the developed sites in the area, or~~

~~c. There is sufficient undeveloped property in the street frontages on both sides of the street that, when developed either by itself or when added to lot frontages already containing sidewalks, the majority of the street frontages on both sides of the street will have sidewalks, or~~

~~d. The development involves more than one site and warrants sidewalks as part of the overall development.~~

2. The following development standards and related off-site improvements shall apply to all applicable project types listed in Table 2.19.1.

(a) Alleys: When a lot adjoins an alley or street intersection, improvements shall also be installed at the alley or street intersection. Alleys shall be improved to City of Tacoma Standards when any access to the site is provided from the alley.

(b) Off-site improvements are dependent on the project type and threshold listed in Table 2.19.1, and shall require the development of cement concrete curb and gutter, sidewalks, curb ramps, paving, safety measures, other right-of-way elements and drainage of all dedicated streets along the lot frontages, except, in cases where the topography or other conditions make it impractical.

(c) Access to Property. Driveway approaches shall be in accordance with TMC 10.14 (Driveway Ordinance). Public roads fronting the property shall be comprised of an all-weather surface, or will need to be paved to provide an all-weather surface.

(d) Where a site has existing improvements such as sidewalks, curbs, gutters, and paving, these improvements shall be replaced if they are broken, damaged or hazardous. Pavement shall also be required to be replaced when it does not meet the current standard pavement section for residential or arterial streets contained in the City of Tacoma Standards. Live/Work and Work/Live developments which are exempt from off-site improvements per Table 2.19.1 are only required to replace broken, damaged, or hazardous sidewalks along the street frontage.

D. Fee In Lieu of. Upon approval of the Planning and Development Services Director or his designee, a fee may be paid in lieu of construction of the required Off-site improvements. In addition, the Director or his designee shall determine the eligible off-site improvements and fee in lieu amount. The fees shall be paid at the time of permit issuance and deposited in the Fee In Lieu Of Off-site Improvements Fund.

~~FE. Covenant and Easement Agreement.~~ Where development has been exempted from off-site improvement requirements for Live/Work or Work/Live uses, a covenant/use restriction shall be recorded on title of the exempt property as a covenant running with the land that the use giving rise to the exemption must be maintained for a minimum of 10 years. If Live/Work or Work/Live use changes within the 10 year covenant/restriction period, off-site improvement requirements may be imposed at the time of change of use.

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