



**ORDINANCE NO. 28247**

1 AN ORDINANCE relating to the City's Comprehensive Plan; adopting code  
2 changes relating to Tacoma Municipal Code ("TMC") chapter 13.06A  
3 relating to a boundary adjustment of the Reduced Parking Area in  
downtown Tacoma.

4 WHEREAS City staff is proposing a new element of the Comprehensive  
5 Plan, to be known as the North Downtown Subarea Plan ("Plan"), and

6 WHEREAS the Planning Commission forwarded its recommendation of  
7 approval of the Plan to the City Council on August 20, 2014, and

8 WHEREAS, concurrently, a companion ordinance will propose the  
9 adoption of the Plan as an element of the City's Comprehensive Plan, and

10 WHEREAS the proposed TMC amendments will adjust the boundary of  
11 the Reduced Parking Area ("RPA") in downtown Tacoma; Now, Therefore,

12 BE IT ORDAINED BY THE CITY OF TACOMA:

13 Section 1. That Chapter 13.06A of the Tacoma Municipal Code is hereby  
14 amended to adjust the boundary of the Reduced Parking Area in downtown  
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Tacoma, as set forth in the North Downtown Subarea Plan and reflected in the attached Exhibit "A."

Passed OCT 14 2014

*for: [Signature]*  
for: Mayor

Attest:

*[Signature]*  
City Clerk

Approved as to form:

*[Signature]*  
Deputy City Attorney

**EXHIBIT “A”**

**Chapter 13.06A**

**DOWNTOWN TACOMA**

**Sections:**

- 13.06A.010 Purpose.
- 13.06A.020 Applicability.
- 13.06A.030 Definitions.
- 13.06A.040 Downtown Districts and uses.
- 13.06A.050 Additional use regulations.
- 13.06A.052 Primary Pedestrian Streets.
- 13.06A.055 Nonconforming Development.
- 13.06A.060 Development Standards.
- 13.06A.065 Parking Standards.
- 13.06A.070 Basic design standards.
- 13.06A.080 Design standards for increasing allowable FAR.
- 13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.
- 13.06A.100 Downtown Master Planned Development (DMPD).
- 13.06A.110 Variances.
- 13.06A.111 Downtown District Fencing Standards.
- 13.06A.112 *Repealed.*
- 13.06A.113 *Repealed.*
- 13.06A.120 *Repealed.*
- 13.06A.130 Severability.

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**13.06A.065 Parking Standards**

A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.

1. Variances to the required standards may be authorized pursuant to Section 13.06A.110.
2. No parking is required for structures lawfully in existence on January 10, 2000, the time of reclassification to the above districts; however, new development and additions shall provide parking as required. No addition to a building or parking area can increase nonconformity to these standards or create new nonconformity.
3. Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of any building. Ample signage at the facility must be provided to inform users that the excess parking stalls are available for public use at no charge or by fee.
4. For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.
5. Development shall also comply with the requirements of 13.06.510.C Loading Spaces.
6. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.

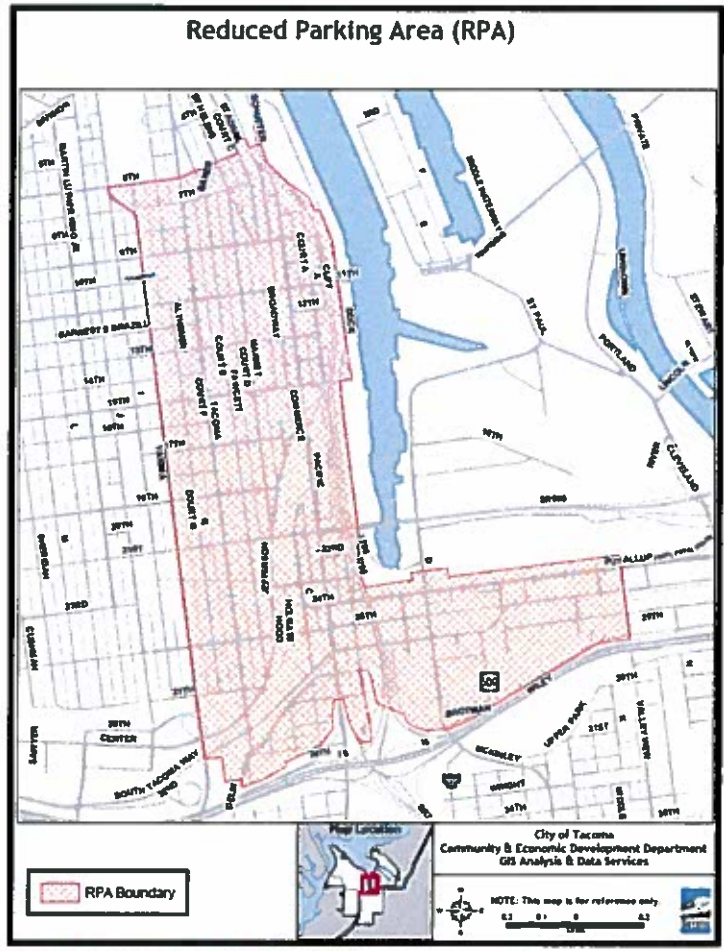
**B. Reduced Parking Area (RPA) – Parking Quantity Standards**

	<b>Residential Parking</b>		<b>Non-Residential Parking</b>	
	<b>(stalls/ unit)</b>		<b>(stalls/ floor area sf)</b>	
	<b>Minimum</b>	<b>Maximum</b>	<b>Minimum</b>	<b>Maximum</b>
<b>RPA</b>	<b>Not Applicable</b>	<b>Not Applicable</b>	<b>Not Applicable</b>	<b>Not Applicable</b>

1. Minimum off-street parking stall quantity requirements do not apply within the Reduced Parking Area (RPA), which is located generally between 6th Avenue and South 23rd Street, and between Dock Street and Tacoma Avenue (the specific boundary of the area is shown in Figure 2, below).

**Figure 2: Reduced Parking Area (RPA)**





2. Accessible parking shall be provided for people with physical disabilities as part of all new buildings and additions to existing buildings in accordance with the standards set forth in the building code as adopted by the City of Tacoma in TMC Chapter 2.02, based on the parking provided, but not less than the following:

a. The minimum number of accessible parking stalls to be provided shall be based on the following criteria:

- (i) For non-residential development, accessible parking shall be calculated as if one general parking space were provided for each 1,000 square-foot of gross floor area of the development, minus the first 3000 square-foot of each street level establishment.
- (ii) For hotels, accessible parking shall be calculated as if one-half (0.5) a general parking space was provided for each guest room, inclusive of all accessory uses.
- (iii) For residential development, accessible parking shall be calculated as if one general parking space was provided for each dwelling unit.

b. After consulting with the City’s ADA Coordinator, the Building Official may approve an alternate to providing on-site accessible parking, as outlined in 2(a), above, when it is determined that the alternate is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.

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