



## **PRESENTATIONS and HANDOUTS**

### **Regular Meeting on April 6, 2016**

- 1. Marijuana Code Amendments**  
(PowerPoint Slides; for Discussion Item D-1)
  
- 2. Short-Term Rentals**  
(PowerPoint Slides; for Discussion Item D-2)



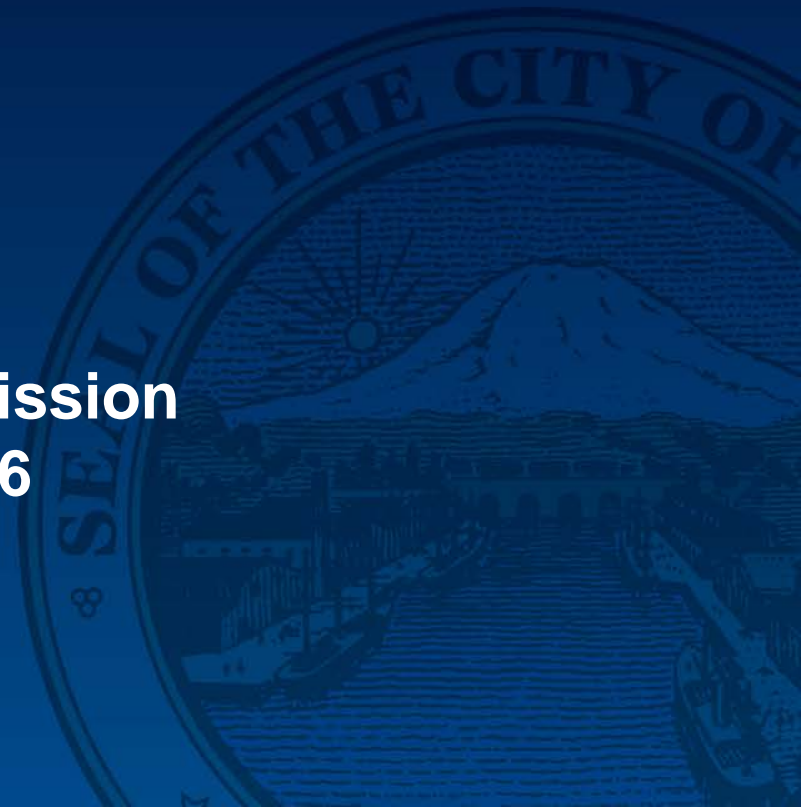


# Marijuana Code Amendments

City of Tacoma

Planning and Development Services Department

**Planning Commission**  
**April 6, 2016**



# Marijuana Code Amendments

- Land Use Regulatory Code
- Nuisance Code

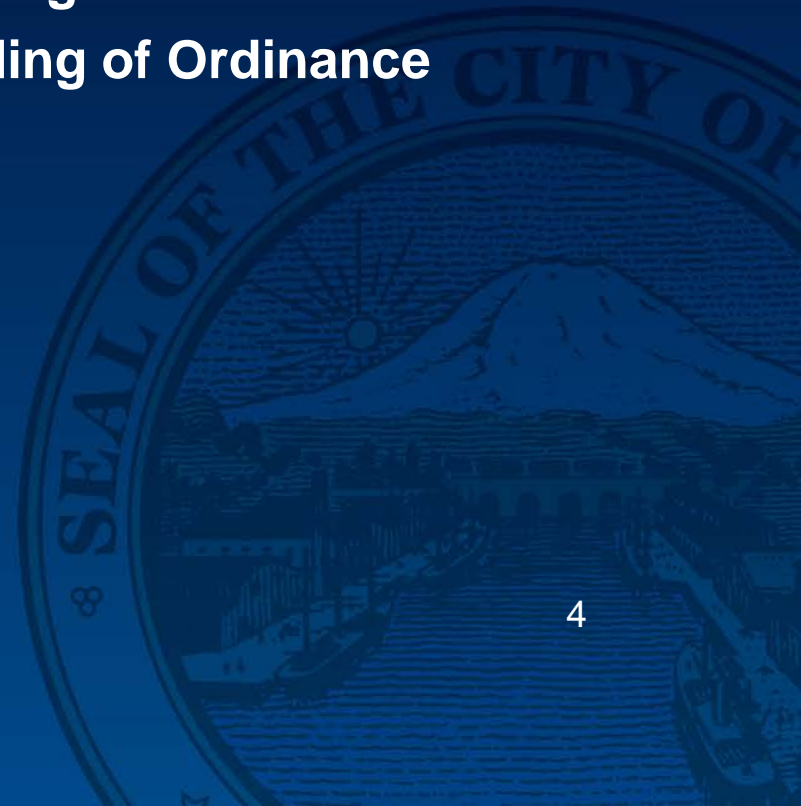


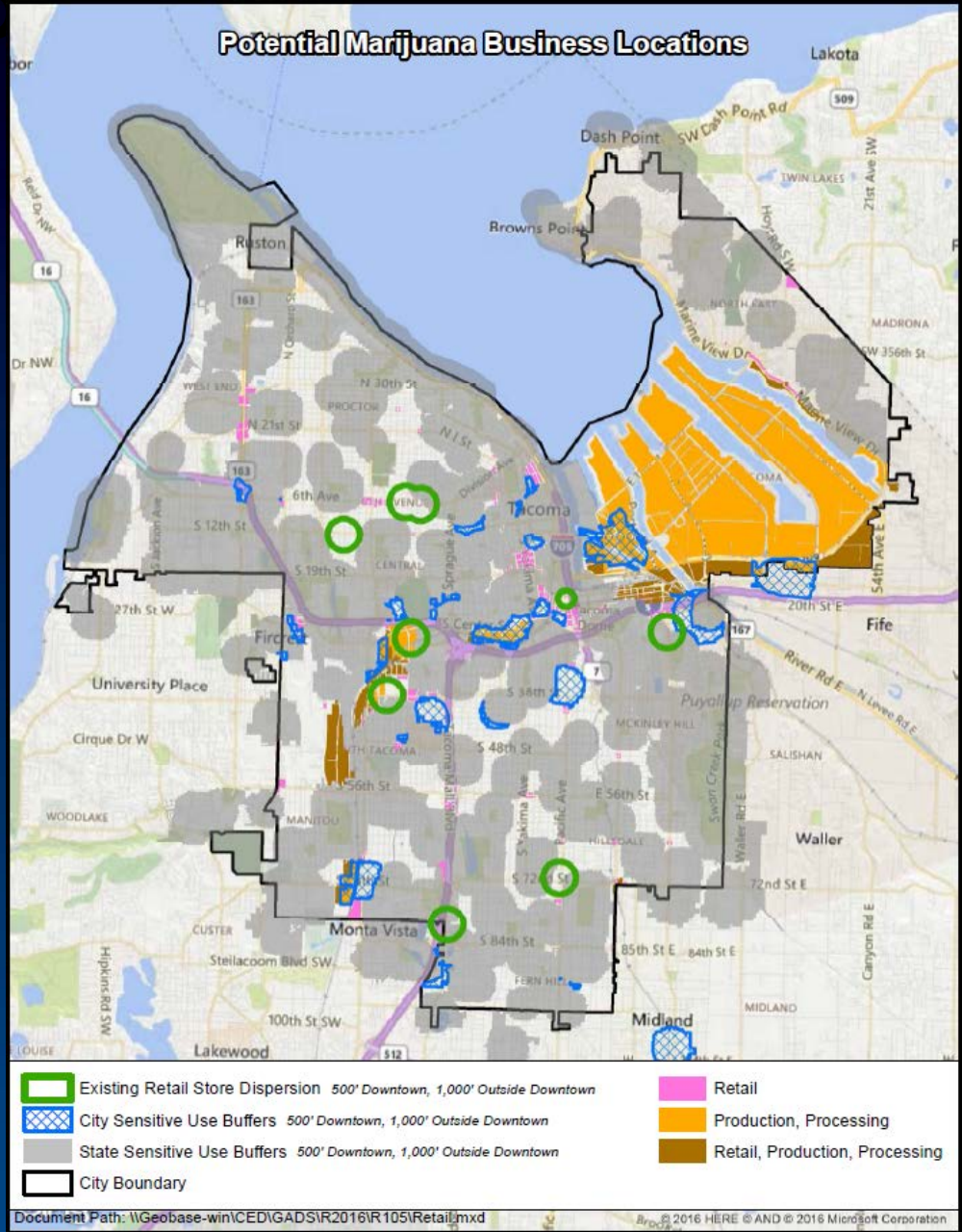
# Key Issues

	Existing Regulations	Staff Rec'd (3-16-16)	PC Discussion (3-16-16)	PC Rec'd (4-6-16)
Buffer	1000' schools (State law); 1000' others	1000' schools (State law); 500' downtown; 1000' elsewhere	1000' schools (State law); 500' others	
Dispersion	Not required	500' downtown; 1000' elsewhere	300' downtown; 1000' elsewhere	
Medical Endorsement	N/A	50% of retailers required	Option 1 – 100% Option 2 – none	
Cooperatives	Allow; 1-mile buffer from retailers; 100' – 1000' buffer from sensitive uses (State law)	Allow; 1-mile buffer from retailers; 1000' buffer from sensitive uses	Option 1 – Allow, with State requirements, buffer TBD Option 2 – Do not allow	
Cap	No cap	Cap at 16	Option 1 – Cap at 16 Option 2 – Cap at 16+	

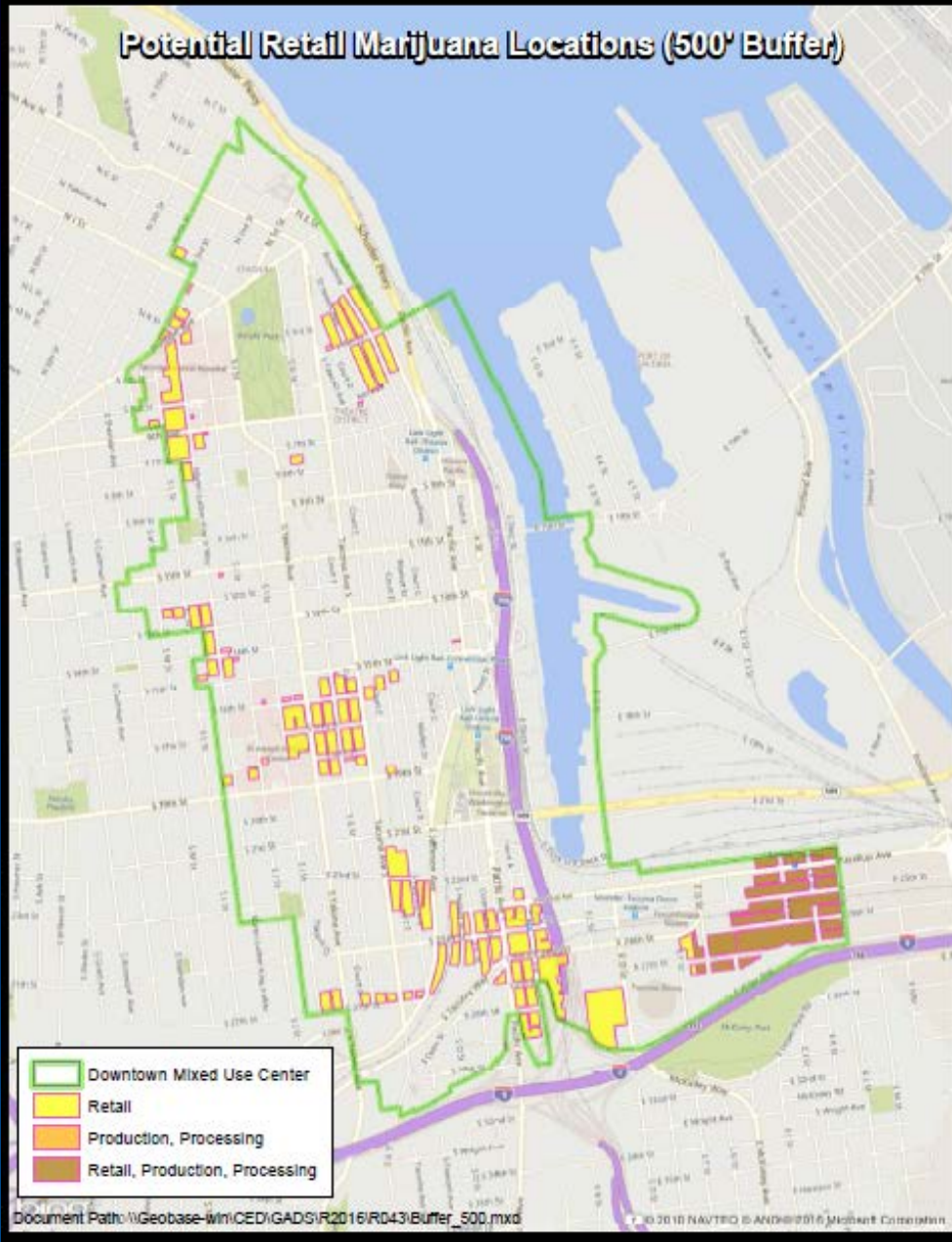
# Next Steps

- April 6 Planning Commission Recommendation
- April 26 City Council Study Session & Public Hearing
- May 3 City Council Study Session
- May 3 City Council First Reading of Ordinance
- May 10 City Council Final Reading of Ordinance

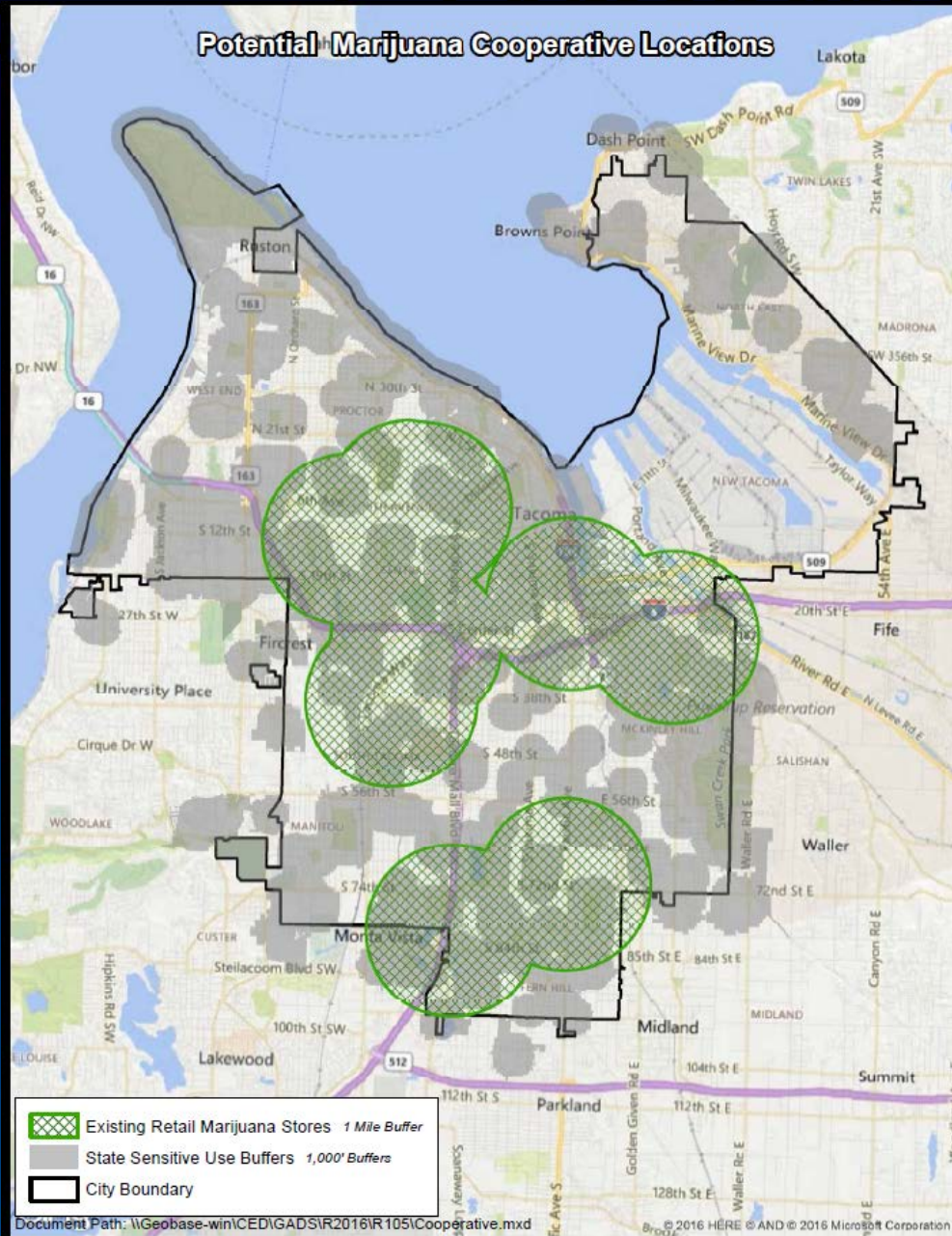




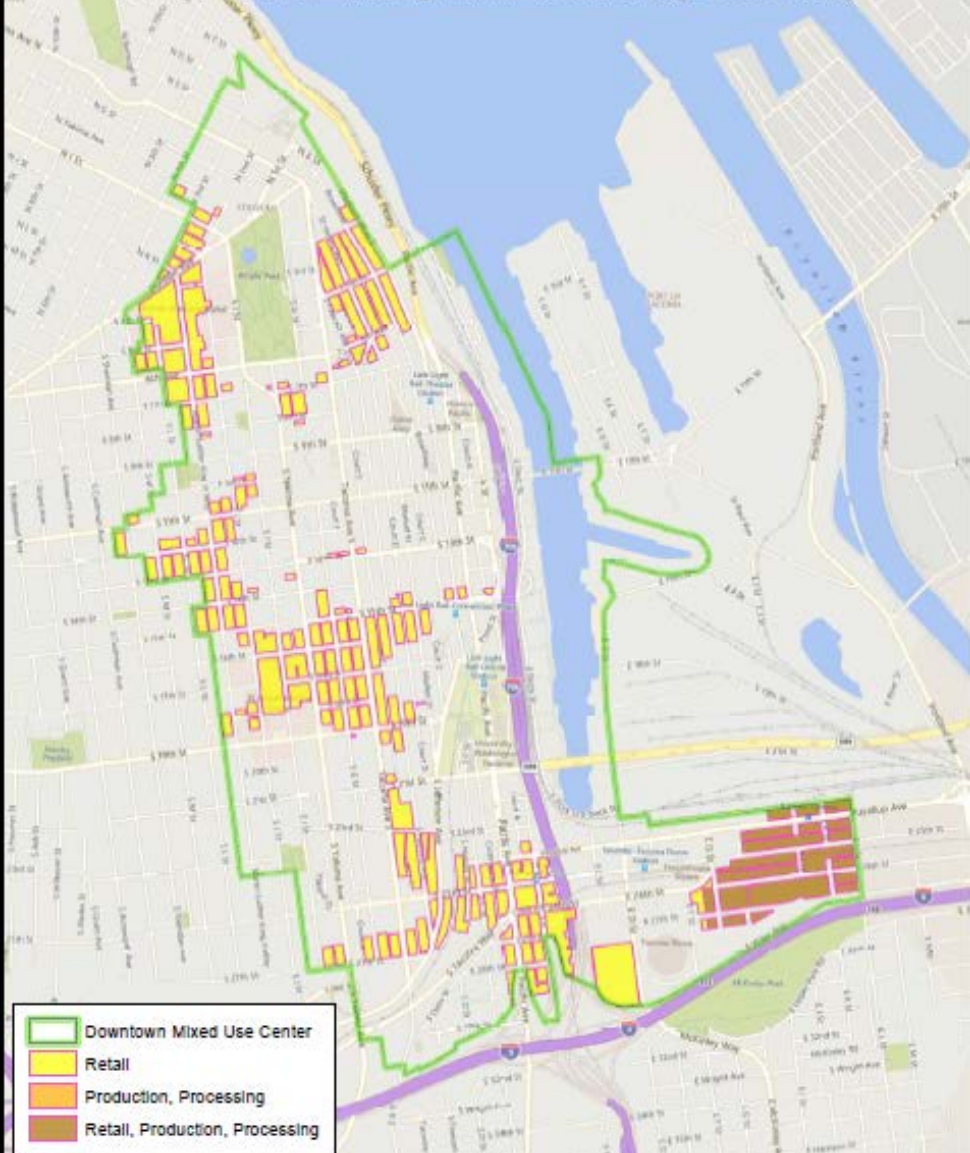
# Potential Retail Marijuana Locations (500' Buffer)







# Potential Retail Marijuana Locations (300' Buffer)



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# Short-Term Rentals

An Application for 2016 Annual Amendment

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Planning and Development Services

**Planning Commission**

April 6, 2016



# Key Revisions

1. Definition
2. Use Table
3. Conditional Use Permit
4. Registration and Inspections
5. Parking Requirement
6. Nonconforming Use



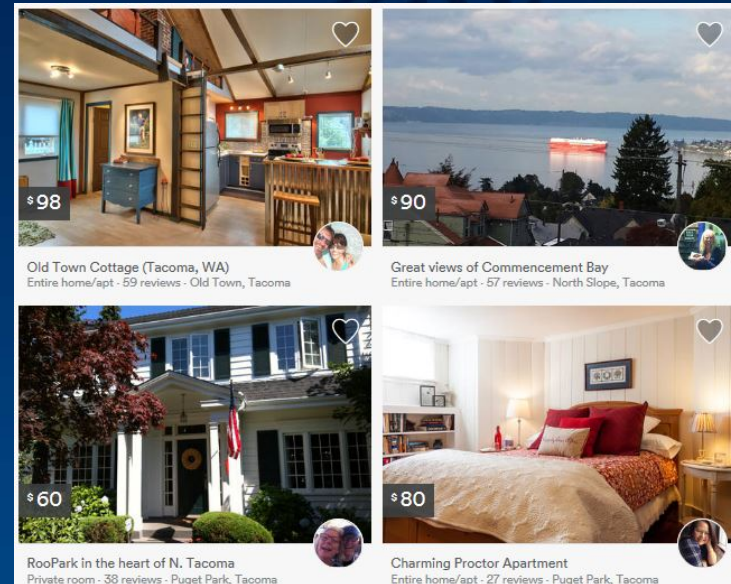
# 1. Definition

- **Short-Term Rental (new):**

The rental of not more than nine guest rooms within an owner occupied dwelling, or the rental of an entire dwelling, for less than thirty days, where lodging or lodging and boarding is provided for compensation. This use includes bed and breakfast.

- **Lodging house (existing):**

A building with not more than nine guest rooms where lodging or lodging and boarding is provided for compensation. This use, which includes bed and breakfasts, is often operated in conjunction with, and within a single-family detached dwelling.



# 2. Use Table

(Current: “Lodging House”)

	1 room	2 rooms	3-9 rooms	Dwelling
R-1	N	N	N	
R-2	P	N	N	
R-2SRD	P	N	N	
HMR-SRD	P	N	N	
R-3	P	P	N	
R-4L	P	P	N	
R-4	P	P	CU	
R-5	P	P	CU	
T	P	P	P	
C-1	P	P	P	
C-2	P	P	P	
PDB	P	P	P	
NCX	P	P	P	
CCX	P	P	P	
UCX	P	P	P	
RCX	P	P	P	
CIX	P	P	P	
HMX	P	P	P	
URX	P	P	P	
NRX	CU	CU	CU	
M1	P/N	P/N	P/N	
M2	N	N	N	
PMI	N	N	N	

(Proposed: “Short-term Rentals”)

	1-2 rooms	3-9 rooms	Dwelling
R-1	P/CU	N/CU	P/CU
R-2	P/CU	N/CU	P/CU
R-2SRD	P/CU	N/CU	P/CU
HMR-SRD	P/CU	N/CU	P/CU
R-3	P/CU	CU	P/CU
R-4L	P/CU	CU	P/CU
R-4	P/CU	CU	P/CU
R-5	P/CU	CU	P/CU
T	P	P	P
C-1	P	P	P
C-2	P	P	P
PDB	P	P	P
NCX	P	P	P
CCX	P	P	P
UCX	P	P	P
RCX	P/CU	CU	P/CU
CIX	P	P	P
HMX	P	P	P
URX	P	P	P
NRX	P/CU	CU	P/CU
M1	N	N	N
M2	N	N	N
PMI	N	N	N

# 3. Conditional Use Permit

## 1. CU:

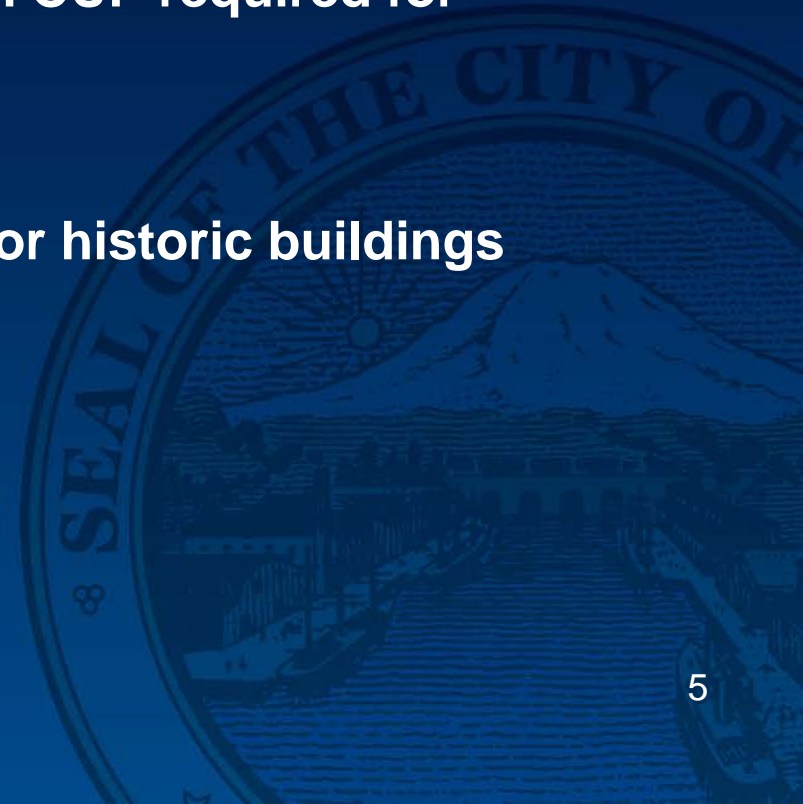
CUP required for STRs

## 2. P / CU:

STRs permitted outright, with CUP required for accessory activities

## 3. N / CU:

STRs not permitted, except for historic buildings with CUP



# 4. Registration and Inspections

- Register with Tax and License (\$100)
- Owner-occupied
  - Guest room rentals – owner on-site
  - House rentals – at least 9 months per year
- First-time and Annual Inspections (\$150)
- Safety Signs





# 5. Parking

- 0.5 spaces per guest room for 3-9 room rentals

Unit Rented	Parking Spaces Required
1 room	0
2 rooms	0
3 rooms	2
4 rooms	2
5 rooms	3
6 rooms	3
7 rooms	4
8 rooms	4
9 rooms	5
Entire House	0

# 6. Nonconforming Use

- Existing STRs have 6 months to register
- \$300 fee for nonconforming letter



# Next Steps

- **April 6**      **Release (along with 2016 Annual Amendment Package) for public review**
- **May 4**      **Public Hearing**
- **May-June**    **Recommendation to City Council**

