UDC PROJECT BRIEFING

September, 2015
By Peter Huffman, Director
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City of Tacoma
“Make the development codes more accessible, effective and predictable - for customers, staff, and the community”.
GOALS OF THE UDC PROJECT

- Create a single-source reference for all development-related regulations/codes
- Organize development codes to align with typical design/development process
- Resolve inconsistencies and conflicts
- Clarify authorities and streamline processes
- Develop a user-friendly, web-based interface
ALIGNMENT WITH DEVELOPMENT
Code sections or portions of code sections currently being considered for consolidation into the UDC to assist the city’s goal of promoting more efficient and sustainable development (land use, site and building):

- Title 2 - Buildings
- Title 3 - Fire (by reference)
- Title 9 -- Public Ways
- Title 10 - Public Works
- Title 12 - Utilities (by reference)
- Title 13 - Land Use Regulatory Code

THE NEW TITLE 19…
19.00 Preamble

19.01 Administration
   19.01.100 Fees
   19.01.200 Permit process
   19.01.300 Authority
   19.01.400 Appeals

19.02 Zoning and Subdivisions
   19.02.100 Zoning
   19.02.200 Platting

19.03 Environmental Protection
   19.03.100 State Environmental Policy
   19.03.200 Shorelines
   19.03.300 Critical Areas Preservation
   19.03.400 Flood and Coast Hazard

19.04 Site Development
   19.04.100 Site Development
   19.04.200 Off Site Development
   19.04.300 Critical Areas
   19.04.400 Set backs
   19.04.500 Public Ways
   19.04.600 Utilities (by reference)
   19.04.600 Traffic

19.05 Building
   19.05.100 Design standards
   19.05.200 Building code
   19.05.300 Electrical
   19.05.400 Mechanical
   19.05.500 Plumbing
   19.05.600 Fire
   19.05.700 Energy
OTHER PROJECT GOALS

- Clear delegation of authority for decision making
- Clear reference to standards and guidelines
- Consolidation of code sections by related type of development (i.e. land use, site development, and building) versus by code authority
- Simplification of fees
- Available in an online format designed to improve accessibility, searchability, and consistency
2015 – 3rd Qtr

- Organization structure for Development Title 19 complete
- Conduct stakeholder outreach and education in Sept/Oct
- Identify authorities and conflicts and resolve by November

2015 – 4th Qtr

- Design new Administrative chapter – definitions, standards, fee schedule, authorities, etc. complete by Dec
- Formal Code adoption process starts in late 2015

SC HEDULE FOR THE WORK - 2015
2016

- Formal Code adoption process continues and completes **1st Qtr**
- UDC is uploaded to Web server and is online **1st Qtr**
- Incorporate regular building code updates **2nd Qtr**
- Incorporate 2016 Annual Land Use Amendments **3rd Qtr**
- Gather stakeholder feedback about new UDC **late 2016**

**SCHEDULE FOR THE WORK - 2016**
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Information, Questions and Comments
- Send an Email to TacomaUDC@cityoftacoma.org

cityoftacoma.org/TacomaUDC