

# UDC PROJECT BRIEFING

September, 2015

By Peter Huffman, Director

Planning and Development Services

City of Tacoma

**UNIFIED**  
DEVELOPMENT  
CODE

BUILDINGS  
ENVIRONMENTAL PROTECTION  
SITE  
ZONING/PLATTING



*“Make the development codes more accessible, effective and predictable – for customers, staff, and the community”.*

PURPOSE OF THE UDC

- ▶ *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*

## GOALS OF THE UDC PROJECT



UNIFIED  
DEVELOPMENT  
CODE

Land use

Site  
development

Building



ALIGNMENT WITH DEVELOPMENT

**UNIFIED**  
DEVELOPMENT  
CODE

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...

**UNIFIED**  
DEVELOPMENT  
CODE

- ▶ 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

# TABLE OF CONTENTS

- ▶ 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

## OTHER PROJECT GOALS

**UNIFIED**  
DEVELOPMENT  
CODE



2015 – 3<sup>rd</sup> 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 – 4<sup>th</sup> Qtr

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

## SCHEDULE FOR THE WORK - 2015



**UNIFIED**  
DEVELOPMENT  
CODE





2016

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

SCHEDULE FOR THE WORK - 2016



**UNIFIED**  
DEVELOPMENT  
CODE

- ▶ Staff Contacts - Sue Coffman, Building Official
- ▶ (253) 594-7905 - [sue.coffman@cityoftacoma.org](mailto:sue.coffman@cityoftacoma.org)
  
- ▶ Information, Questions and Comments
  - ▶ Send an Email to [TacomaUDC@cityoftacoma.org](mailto:TacomaUDC@cityoftacoma.org)
  
- ▶ [cityoftacoma.org/TacomaUDC](http://cityoftacoma.org/TacomaUDC)

CONTACTS FOR INFORMATION



UNIFIED  
DEVELOPMENT  
CODE