

2021 – City of Tacoma**Summary of Tideflats and Industrial Land Use Amendments**

Tacoma Municipal Code, Title 13 – Land Use and Regulatory Code

Change		Details	Result
1	Expanded definition of Chemical Manufacturing	Adds details for production, process, wholesaling, and manufacturing of petrochemical, explosives, and fertilizer	Informs new regulations that add permit requirements for some chemical manufacturing and to prohibit explosive and fertilizer
2	New definition for Cleaner Fuels and Cleaner Fuel Infrastructure	Defines carbon free fuels, largely relying on state statute	Informs new regulations that apply to carbon free fuel production
3	New definition for Coal Facilities	Defines storage, structures, power plant	Informs new regulations that prohibit coal facilities
4	New definition for Department of Defense		Informs regulations for new fuel exemption
5	New definition for Enhanced SEPA review	Adds process to match discretionary land use permits and add checklist items for chemical manufacturing and fuel uses, with City as lead agency	Informs new permitting processes that call for Enhanced SEPA review
6	New definition for Green Hydrogen and Greenhouse Gas Emissions		Informs new regulations
7	New definition for Mining and Quarrying		Informs new regulations that prohibit mining and quarrying
8	New definition for Petroleum and Petroleum Fuel Facility and Storage Capacity	Distinguishes these fuels from carbon free fuels, includes natural gas processing	Informs new regulations that prohibit new petroleum fuel storage and production
9	New definition for Smelting		Informs new regulations that prohibit smelting
10	Expanded notice	<ul style="list-style-type: none"> - Adds 'Occupants' to receive notice - Expands notification of rezones and land use designation changes from 400 or 1000-feet to 2,500 feet - Adds allowance for electronic notification options - Adds content guidelines for public notice and notice of application is added 	Expanded notice and additional public meeting for heavy industrial uses that require a Shoreline permit, Conditional Use permit, or Variance and all SEPA determinations for Petroleum Fuel Facilities, Cleaner Fuel Infrastructure, and Chemical Manufacturing

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		<ul style="list-style-type: none"> - Expands notification distance to 2,500-feet from the edge of the center for Heavy Industrial Uses includes - New maps of the Port of Tacoma MIC and South Tacoma MIC 	
11	New review process for Chemical Manufacturing, Processing, and Wholesale Distribution	Conditional Use Permit decision is by Hearing Examiner with new consultation seeking input from various Tacoma departments and the Puyallup Tribe of Indians and new review criteria for: public health and safety, the location of the property, material storage and handling including a management plan, emergency services and risk management, and shoreline resources.	Informs new Conditional Use permit requirements for chemical manufacturing uses
12	New review process for Non-Industrial Uses in the Port of Tacoma MIC	Conditional Use Permit decision is by Hearing Examiner with new consultation seeking input from various Tacoma departments and the Puyallup Tribe of Indians and the Port of Tacoma and new review criteria for interference with container shipping and industrial activity including design elements.	Informs new Conditional Use permit requirements for non-industrial uses industrial zones.
13	Add chemical manufacturing, cleaner fuel infrastructure, coal facilities, petroleum fuel facility, and smelting to Residential, Commercial, and Mixed-Use Center District use tables		Clarifies that these uses are prohibited in Residential, Commercial, Mixed-Use Center districts
14	Change Surface Mining to Mining and Quarrying in all zoning District use tables		Prohibits Mining and Quarrying in all zones. Existing surface mines considered permitted as Conditional Use, subject to non-conforming rules
15	M-1 Light Industrial District, M-2 Heavy Industrial District, and PMI Port Maritime & Industrial District introductions are revised	<p>Explains that M-1 uses shall be complementary and not detrimental to be appropriate as a transition.</p> <p>M-2 is modified to state that the area is for heavy industrial uses that can reasonably be accommodated without adverse impact to public health, welfare, and safety.</p>	Links these zones to the Container Port Element language of the city's comprehensive plan.

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		PMI is edited to add reference to the Core Maritime Industrial area and Container Port Element.	
16	New Industrial District use table	Subgroups created for: Agricultural and Natural Resources, Residential Uses, Medical and Health Services, Community and Civic Facilities, Commercial Uses, Industrial, Utilities-Transportation and Communication Facilities, Accessory and Temporary Uses, Unlisted Uses	<ul style="list-style-type: none"> - In M-1 prohibits accessory dwelling unit, single family dwelling, duplex, triplex and clarifies that a Conditional Use permit is required for multi-family in the Port of Tacoma MIC for <u>Residential uses</u> where allowed accessory to an industrial/commercial mixed-use project - In M-1 adds Conditional Use permit in the Port of Tacoma MIC for <u>Continuing Care retirement community, Hospital, Intermediate care facility, Residential care facility for youth, Residential chemical dependency treatment facility</u> - In M-1 and M-2 adds Conditional Use permit in Port of Tacoma MIC for <u>Cultural institution</u> -In M-1 CUP adds for <u>Juvenile community facility</u> in Port of Tacoma MIC and prohibited in PMI - In M-1, M-2 <u>High intensity/destination parks</u> adds Conditional Use permit in the Port of Tacoma MIC and prohibited in the PMI - In M-1 adds Conditional Use permit for <u>Schools</u> in the Port of Tacoma MIC and prohibits them in M-2 and the PMI - Prohibits <u>Work release center</u> in Port of Tacoma MIC -In Port of Tacoma MIC adds Conditional Use for <u>Commercial recreation and entertainment centers</u> over 10k square feet, within the Port of Tacoma MIC only indoor facilities are allowed in M-2 and the use is prohibited in PMI - Prohibits <u>Golf Courses</u> in Port of Tacoma MIC - Limits for <u>Retail</u> uses in the M-1 and M-2 of the Port of Tacoma MIC and prohibits use in PMI

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			<ul style="list-style-type: none"> - Limits for <u>Marijuana retailer</u> in M-2 of the Port of Tacoma MIC and adds Conditional Use permit - Prohibits Coal facilities in all zones - Adds Conditional Use permit for <u>Chemical manufacturing, process, and wholesaling of hazardous materials</u> and prohibits explosives, fertilizers, and petrochemical manufacturing. - Adds <u>Cleaner fuel infrastructure</u> subject to special use standards as a conditional use in M-2 and PMI. - Prohibits <u>Petroleum Fuel Facility</u> existing permitted facilities are subject to new special use standards - Prohibits <u>Smelting</u> in all zones - Prohibits <u>Airport</u> (change from Conditional use) - In PMI <u>Uses not prohibited by City Charter</u> and not prohibited herein – become Conditional Use (change from Permitted Use)
17	New Port of Tacoma Transition Overlay District	<p>Applies to all residential platting, subdivision, and land uses in the overlay district (area above Marine View Drive but outside the Port of Tacoma MIC) to maintain an appropriate separation between port/industrial activity in the MIC and residential neighborhoods to avoid and minimize impacts to residential areas and avoid disruption to port operations and associated industrial activity.</p> <p>Map of overlay district included.</p>	<ul style="list-style-type: none"> - Prohibits multifamily, duplex, triplex, cottage housing, fourplex - Sets maximum density allowed at one lot per acre - Requires Planned Residential Development (PRD) for any exceptions to the density requirement - Adds design standards and dwelling unit location standards added - Requires Notice on Title for subdivisions and building permits

Note: Other regulations and permit requirements not mentioned herein remain unchanged.