## GENERAL SHORELINE USE, MODIFICATION & DEVELOPMENT STANDARDS TABLE

### District Name

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<thead>
<tr>
<th>District</th>
<th>S-1a</th>
<th>S-1b</th>
<th>S-2</th>
<th>S-3</th>
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<th>S-6/7</th>
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<th>S-12</th>
<th>S-13</th>
<th>S-14</th>
<th>S-15</th>
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</thead>
<tbody>
<tr>
<td>Western Slope South</td>
<td>Western Slope Central</td>
<td>Western Slope North</td>
<td>Point Defiance</td>
<td>Point Defiance</td>
<td>Ruston Way</td>
<td>Schuster Parkway Transition</td>
<td>Schuster Parkway</td>
<td>Thea Foss Waterway</td>
<td>Payoff/Up River</td>
<td>Port Industrial Area</td>
<td>Marine View Drive</td>
<td>Hybou Creek</td>
<td>Waters of the</td>
<td>Point Ruston / Slag Pen.</td>
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</table>

### Shoreline Uses

- **Residential Development**
  - Multifamily
  - Single
- **Mining**
- **Port**
- **Educational, Cultural and Scientific**
- **Essential Public Facilities**
- **Commercial Development**
  - Water-dependent
  - Water-related
  - Water-dependent (including public and private facilities and off-street bicycle and pedestrian paths and trails)
- **Non Water-dependent (including public and private facilities and off-street bicycle and pedestrian paths and trails)**
- **Recreational Development**
  - Water-oriented
  - Non-Water-oriented
- **Parking**
- **Milling**
- **Artwork**
- **Aquaculture**
- **Boating Facilities**
  - Marina
  - Launch Ramp and Lift
  - Non-recreational Boat Launch
- **Agriculture**
- **Aquaculture - Aquaculture - Artwork - Aquaculture**
- **Agriculture**
  - Forest Practices
  - Forest Practices
- **Related**
  - Roadway or Slag Pen.
- **Boating Facilities**
  - Marina
  - Launch Ramp and Lift
  - Non-recreational Boat Launch
- **Commercial Development**
  - Water-dependent
  - Water-related
  - Water-dependent (including public and private facilities and off-street bicycle and pedestrian paths and trails)
- **Non Water-dependent (including public and private facilities and off-street bicycle and pedestrian paths and trails)**
- **Recreational Development**
  - Water-oriented
  - Non-Water-oriented
- **Parking**
- **Milling**

### Table 9.2 - Shoreline Use and Development Standards

#### GENERAL SHORELINE USE, MODIFICATION & DEVELOPMENT STANDARDS TABLE

**EXHIBIT 1 TO ECOLOGY ATTACHMENTS B & C**

<table>
<thead>
<tr>
<th>District</th>
<th>S-1a</th>
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<th>S-6/7</th>
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<th>S-13</th>
<th>S-14</th>
<th>S-15</th>
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</thead>
<tbody>
<tr>
<td>Western Slope South</td>
<td>Western Slope Central</td>
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<td>Hybou Creek</td>
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<td>Point Ruston / Slag Pen.</td>
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### Shoreline Designation

- **RI**
- **SR**
- **UC**
- **N**
- **UC**
- **UC**
- **UC**
- **HI**
- **DW**
- **UC**
- **HI**
- **UC**
- **A**
- **UC**
- **HI**

### Shoreline Uses

- **Agriculture**
- **Aquaculture**
- **Artwork**
- **Boating Facilities**
- **Commercial Development**
- **Forestry and Development**
- **Recreational Development**
- **Mining**
- **Parking**
- **Milling**

### Appendix

- **General Shoreline Use, Modification & Development Standards Table**
- **Exhibit 1 to Ecology Attachments B & C**

---

**Comment [KV2]:** Typographical error: missing superscript

**Comment [KV3]:** Required change: See item 3, 4 and 8 on Attachment B for rationale

**Comment [KV4]:** Revision suggested by the City to response to Futurewise comment (see Attachment B, comment 81)

**Comment [KV5]:** Required change: See Attachment B item 11 for rationale

**Comment [KV6]:** Typographical error: reference to incorrect note

**Comment [KV7]:** Required change: See Attachment B item 10 for rationale

**Comment [KV8]:** Typographical error: incorrect note

**Comment [KV9]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 80)
## GENERAL SHORELINE USE, MODIFICATION & DEVELOPMENT STANDARDS TABLE

<table>
<thead>
<tr>
<th>District</th>
<th>S-1a</th>
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**Comment [KV11]:** Typographical error missing superscript.

**Comment [KV12]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).

**Comment [KV13]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).

**Comment [KV14]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).

**Comment [KV15]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).

**Comment [KV16]:** Suggested change by Ecology because this existing park facility will likely require some water quality issues and recreational uses.

Exhibit 1 to Ecology Attachments B and C  
Tacoma Shoreline Master Program
### General Shoreline Use, Modification & Development Standards Table

| District | S-1a | S-1b | S-2 | S-3 | S-4 | S-5 | S-6 | S-6/7 | S-7 | S-8 | S-9 | S-10 | S-11 | S-12 | S-13 | S-14 | S-15 |
|----------|------|------|-----|-----|-----|-----|-----|-------|-----|-----|-----|------|-----|-----|-----|-----|
| Shoreline Designation | HE | SR | UC | N | N | UC | UC | UC | HI | GW | UC | HI | UC | UC | HI | HI |
| Associated with Residential Uses | N | N | N | N | N | N | N | N | P | N | P | N | N | P | N | N |
| Associated with Water Dependent Uses | P | N | N | N | N | N | N | N | P | P | P | P | P | P | P | P |
| Mooring Buoy Field | P | N | N | N | P | P | P | P | P | P | N | P | N | N | N | N |
| Navigational Aids | P | P | P | P | P | P | P | P | N | P | N | N | N | N | N | N |

### General Minimum Development Standards

- **Marine Shoreline Buffers**, per TMDP Chapter 6:
  - 50 ft. from OHWM
  - 50 ft. from OHWM

- **Height Limit**:
  - 35 ft. within marine buffer; 75 ft. upland and outside marine buffer with view study

- **Side Yard/View Corridor**:
  - 30% of shoreline frontage

- **Front Yard setback**:
  - 20 ft. from centerline of Payette River Dike

- **Minimum Lot Area**:
  - 50 ft.

- **Maximum Lot Area**:
  - 5,000 sq ft

### Key:
- P: Permitted
- N: Prohibited
- CU: Conditional Use

**Comment [XV2]:** Typographical error: missing equivalent.

**Comment [XV17]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).

**Comment [XV18]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).

**Comment [XV19]:** City-suggested change in response to Futurewise comments (see Attachment B, comments 79 and 83).
Notes:
1. Expansion of an existing marina shall be permitted consistent with the provisions of this Program, new marina development shall be a conditional use.
2. Boat ramps shall be permitted only in that area on the east side of the Foss Waterway north of the Centerline of 15th Street.
3. Water-enjoyment and-related commercial uses shall be permitted over-water only as a reuse of an existing structure or when located within a mixed-use structure.
4. Non-water-oriented commercial uses shall only be permitted in accordance with the regulations in TSMP Section 7.5.2 and only as a conditional use except where otherwise specified for the S-8 and S-15 Shoreline Districts.
5. New commercial development shall be limited to upland locations only. Existing water-oriented commercial uses at the Point Defiance Marina Complex may be continued and be modified provided modifications do not adversely affect ecological conditions and comply with all other provisions of this Program.
6. Non-water-oriented commercial uses shall be permitted as part of a mixed-use development with a water-oriented component; Non-water-oriented commercial uses in a mixed use development without a water-oriented component shall be permitted as a conditional use consistent with TSMP 9.11.4.2.2. In all other circumstances, non-water-oriented uses shall be processed as a conditional use.
7. Non-water-oriented commercial uses shall be permitted outside 150’ of OHWM only, except as specified in note 18. Commercial uses that are located outside shoreline jurisdiction and are consistent with the EIS for the Point Ruston development shall be subject to substantial development review and those uses that are not consistent with the EIS shall be processed as a conditional use permit in accordance with the procedures in TMC 13.06.
8. New educational, historic, and scientific uses are permitted over-water or in the S-13 Shoreline District (Marine Waters of the State) only when water-dependent or as a reuse of an existing structure.
9. Water-dependent and-related port/industrial uses shall be permitted only in existing structures.
10. Port and industrial development shall be permitted on the easterly side of the Thea Foss Waterway, north of the centerline of East 15th Street and in addition, in that area to the east of East D Street.
11. Non-water-oriented industrial uses shall only be permitted in accordance with the regulations in TSMP Section 7.6.2.
12. New single-family residential development shall only be permitted in upland locations.
13. In the “S-11” Shoreline District, new single family and multi-family residential development is permitted only in that area north of 5410 Marine View Drive.
14. Detached single-family residential use and development is allowed in the S-15 shoreline district outside of shoreline jurisdiction.
15. New stand-alone multi-family residential uses may be permitted as a conditional use in accordance with the regulations in TSMP Section 7.2.2.1.
16. Residential development shall be permitted in upland locations on the west side of the waterway and on the east side only south of the East 11th Street right of way, and shall be designed for multiple-family development only, excluding duplex and/or triplex development. Hotel/Motel uses are permitted on the west side of the Foss Waterway, and on the east side of the Foss Waterway only south of the centerline of 11th Street. Residential and Hotel/Motel uses are prohibited to the east of East D Street.
17. Multifamily residential uses shall be permitted in upland locations, outside 150’ of OHWM.
18. No more than 24 total townhouse units may be permitted in upland locations up to 100’ from OHWM as an outright permitted use so long as such townhouses are constructed on the southeasterly shoreline of the Point Ruston site. Townhouses may be permitted in upland locations up to 100’ from OHWM as a conditional use in all other locations. Townhouses in the S-15 may include an office use on the ground floor.
19. Helicopter landing pads are only allowed outside of shoreline jurisdiction as a conditional use and only as part of an approved structure.
20. Above ground utilities are only allowed consistent with TSMP 7.3.2.2.
21. New uses and development in the S-13 Shoreline District that are associated with an upland shoreline district shall only be permitted where the use or development is consistent with the permitted uses in the upland Shoreline District. Please see Section 15.10(10)(3)(6) for further details.
22. Structural shoreline stabilization shall be permitted only when necessity has been demonstrated as described in TSMP Section 8.2.2.
23. See application requirements in Section 2.4.4.
24. With the exception of the S-7, S-10 and S-11 Shoreline Districts, mooring buoys shall be designed, located and installed only for transient recreational boating, or in association with a single family residential development or a permitted marina. In the S-7, S-10 and S-11 Shoreline Districts mooring buoys may be designed, located and installed to accommodate port and industrial uses including the remote storage of ocean-going vessels and barges.
25. Buffer reductions allowed for water-dependent uses per TSMP 6.4.3.5.
26. Except that the buffer shall not extend beyond the centerline of Alaska street.
27. District specific height limitations shall not apply to bridges in the shoreline. Bridges should be kept to the minimum height necessary and shall provide a view study to determine whether the structure will cause any significant impacts to public views of the shoreline.
28. The maximum height standard excludes equipment used for the movement of waterborne cargo between storage and vessel or vessel and storage. Any building, structure, or portion thereof hereafter erected (excluding equipment for the movement of waterborne cargo between storage and vessel, vessel and storage) shall not exceed a height of 100 feet, unless such building or structure is set back on all sides one foot for each four feet such building or structure exceeds 100 feet in height.
29. Maximum heights on Slag Peninsula are limited to 35 feet.
30. The side/yard corridor may be distributed between the two sides at the discretion of the proponent, provided a minimum 5 foot set back is maintained from either lot line.
31. New and/or expansion of an existing railroad siding is permitted when necessary to service a water-dependent port or industrial facility.

Exhibit 1 to Ecology Attachments B and C
Tacoma Shoreline Master Program