



City of Tacoma
Planning and Development Services

Accessory Dwelling Unit (ADU) Regulations CITY COUNCIL PUBLIC HEARING

Tuesday, February 19, 2019

City Council Chambers
747 Market Street

Starts at approximately 5:30 p.m.

SUBJECT

Proposed Accessory Dwelling Unit (ADU) code changes, as recommended by the Planning Commission on October 17, 2018 and further modified by the City Council Infrastructure, Planning and Sustainability (IPS) Committee on January 23, 2019.

SUMMARY

ADUs are an infill housing option intended to provide flexibility to homeowners and increase the range of housing options and price points, while fitting in harmoniously within residential neighborhoods. The City Council initiated review of Tacoma's ADU code in order to identify ways to streamline the review process and remove barriers to this housing type. The Planning Commission conducted an extensive review and public engagement process in 2018 and forwarded recommendations to the City Council. The Council IPS Committee then considered the proposals and forwarded the package, with recommended changes, to the full City Council.

The Planning Commission's key recommendations would modify the City's current ADU regulations by ***allowing Detached ADUs in single-family zoning districts, simplifying regulatory requirements and reducing regulatory barriers, increasing flexibility regarding building design, size and location, and updating the timeline and requirements for pre-existing, unpermitted ADUs to be legalized.***

The IPS Committee's key modifications include ***clarifying ADU maximum size, removing lot size and width minimums for ADUs to be permitted, adding design standards for Detached ADUs, and removing the requirement that the property owner occupy one of the dwellings.***

The recommendations include design, location, height, access and building controls intended to ensure that ADUs function well and fit the scale and character of the residential lot and neighborhood.

FOR MORE INFORMATION

Project webpage: www.cityoftacoma.org/DADU

Contact: Elliott Barnett, Senior Planner at (253) 591-5389 or Elliott.barnett@cityoftacoma.org

