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Planning Commission Package

- **Planning Commission Letter**
- **Findings and Recommendations Report**
- **Maps** (Interactive online map and PDF)
- **Updated Zoning Code** (Administrative and Land Use)

Additional Materials

- Updated summary sheets (Zoning, Housing Types, Parking, Affordability, Unit Lot Subdivision, Amenities and Tree Requirements, Non-Residential Uses)
- Frequently Asked Questions
- Health Impact Assessment
- Financial Feasibility Analysis
- Environmental Impact Statement (EIS)
- Site Test Fit final report

All materials and background information are available on the project webpage:
www.cityoftacoma.org/HomeinTacoma




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Urban Residential Zones

Follows Comp Plan, HIT Phase 1 & House Bill (HB) 1110

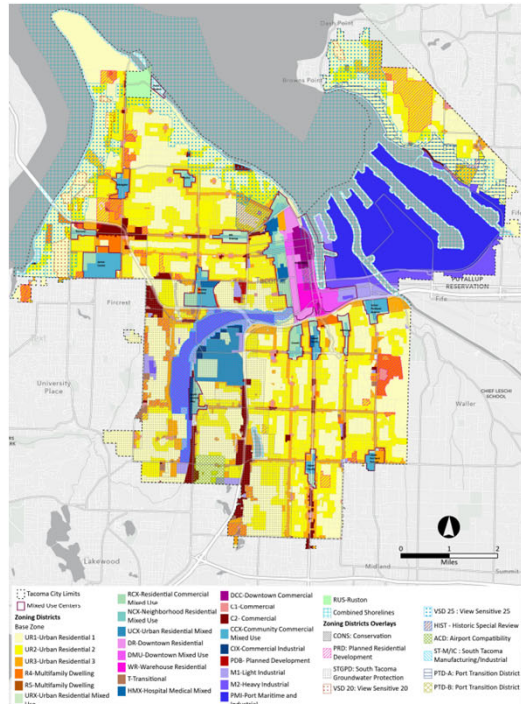
- Low-scale Residential
 - **UR-1** Baseline 4 units per lot
 - **UR-2** Baseline 6 units per lot
- Mid-scale Residential
 - **UR-3** Baseline 8 units per lot

UR-1 Most common zone

UR-2 in walkable areas

- 1/8-mile of “complete neighborhood features”
- 1/4-mile of “major transit stations” (per State law)
- Existing Planned residential Districts (outside of Parks/Open Space designations)

UR-3 Next to Centers and Corridors



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District Development Standards

	UR-1	UR-2	UR-3
Density (Units per 6000 sf lot)	<ul style="list-style-type: none"> • Baseline: 1/1500 sf (4 per lot) • Bonus 1: 1/1000 sf (6 per lot) • Bonus 2: 1/750 sf (8 per lot) 	<ul style="list-style-type: none"> • Baseline: 1/1000 sf (6 per lot) • Bonus 1: 1/750 sf (8 per lot) • Bonus 2: 1/500 sf (12 per lot) 	<ul style="list-style-type: none"> • Baseline: 1/750 sf (8 per lot) • Bonus 1: 1/500 sf (12 per lot) • Bonus 2: 1/375 sf (16 per lot)
FAR	<ul style="list-style-type: none"> • Baseline (1-2 units): 0.6, 3+ units: 0.8 • Bonus 1: 1.0 • Bonus 2: 1.2 	<ul style="list-style-type: none"> • Baseline (1-2 units): 0.8, 3+ units: 1.0 • Bonus 1: 1.2 • Bonus 2: 1.6 	<ul style="list-style-type: none"> • Baseline (1-2 units): 1.0, 3+ units: 1.2 • Bonus 1: 1.6 • Bonus 2: 2.0
Height	<ul style="list-style-type: none"> • Baseline: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • Baseline: 35 ft (25 ft rear yard) • Bonus 1: 35 ft rear yard • Bonus 2: Same 	<ul style="list-style-type: none"> • Baseline: 35 ft • Bonus 1: 45 ft (4 stories) • Bonus 2: 45 ft (5 stories)
Front & Rear Setbacks	<ul style="list-style-type: none"> • Baseline: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • Baseline: 15 ft • Bonus 1: 10 ft • Bonus 2: 5 ft 	<ul style="list-style-type: none"> • Baseline: 10 ft • Bonus 1: 7.5 ft • Bonus 2: 5 ft

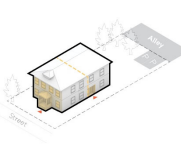
Density assumes a typical 6000 sf lot; 4 units + 2 bonus allowed on pre-existing lots per State law

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Housing Types

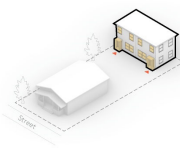


Houseplex

A single building with up to 6 units which is generally the size of a single-unit house, includes an entry from the street and a backyard

Allowed in UR-1/2/3

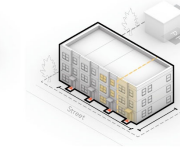
***Note: Single-unit houses are considered Houseplexes and are allowed in all zones**



Backyard Building

A building located behind another structure at the rear of a lot, which may contain a garage

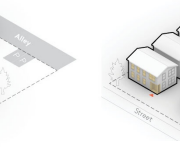
Allowed in UR-1/2/3



Rowhouse

A multi-story building with access to the street from a front door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster"


Allowed in UR-1/2/3



Courtyard Housing

A group of detached or attached units arranged around a shared courtyard which is a shared social space taking the place of private back yards

Detached Courtyard Housing is allowed in UR-1/2/3. Attached is allowed in UR-2/3



Multiplex

A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building

Allowed only in UR-3

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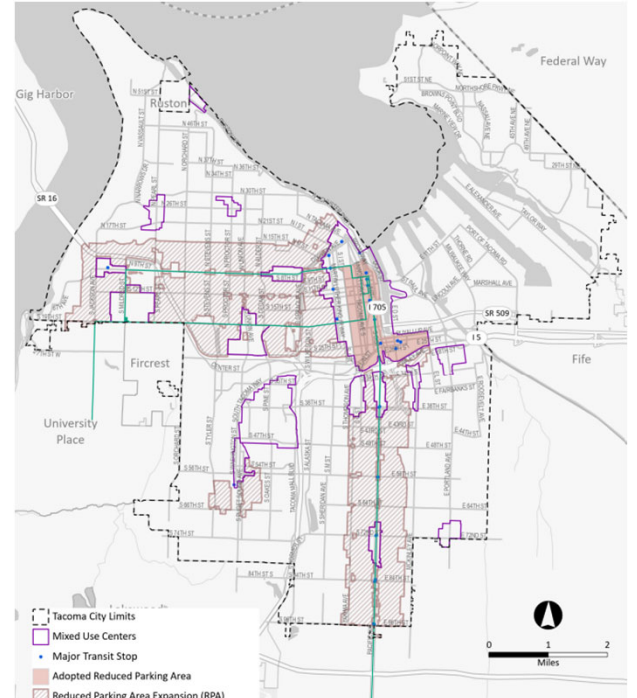
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Parking

Reduced to make space for housing

In all UR Districts

- Reduced stalls per unit
 - UR-1 **1 stall/unit**
 - UR-2 **0.75 stall/unit**
 - UR-3 **0.5 stall/unit**
- Additional reductions for bonus units and Accessory Dwelling Units (ADUs)
- Reduced Parking Area
 - No parking required (except accessible stalls)
 - ½-mile walking distance from major transit stations, transit routes 1 & 2



The map shows Tacoma City Limits with various zones. A legend indicates: Tacoma City Limits (dashed line), Mixed Use Centers (purple outline), Major Transit Stop (blue dot), Adopted Reduced Parking Area (orange hatched), and Reduced Parking Area Expansion (RPA) (red hatched). A scale bar shows 0 to 2 miles.

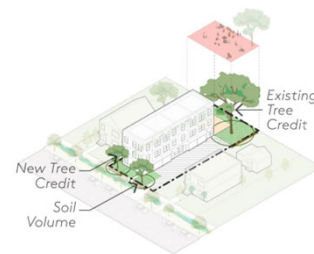
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Affordability

	UR-1	UR-2	UR-3
Voluntary or Mandatory?	Voluntary		
Length of Affordability	50 years		
Fee in lieu (based on Consumer Price Index) (currently \$10,000 per bonus unit) (*Fee goes to the Housing Trust Fund)	\$62,000 per unit	\$62,000 per unit	\$72,000 per unit
	Bonus 2: (Deeper affordability) Fee not allowed		
Number of Units	2 bonus units (or 20%)	2 bonus units (or 20%)	20% of total units
Affordability requirement: Area Median Income (AMI)	80% AMI rental, 100% AMI ownership Bonus 2: 60% AMI rental, 80% AMI ownership	80% AMI rental, 100% AMI ownership Bonus 2: 60% AMI rental, 80% AMI ownership	70% AMI rental, 100% AMI ownership Bonus 2: 60% AMI rental, 80% AMI ownership
Layer with MFTE (Multi Family Tax Exemption)	n/a	n/a	MFTE and bonuses can be combined MFTE applies to all Mid-scale Residential areas and Multifamily High-density areas

Amenity Space and Tree Requirements

- Each unit required to provide amenity space and trees
- Planting new trees, retaining existing trees, or a combination, is required for all development to meet minimum “Tree Credits”
- Retention of existing trees is required based on tree size, whether or not new development is proposed
- Removal of trees with trunks over 18” in diameter will require a Variance



	UR-1	UR-2	UR-3
Amenity Space	10% of lot area	7.5% of lot area	5% of lot area
Tree credits (canopy equivalent)	<ul style="list-style-type: none"> • Baseline: 35% • Bonus 1: 30% • Bonus 2: 25% 	<ul style="list-style-type: none"> • Baseline: 30% • Bonus 1: 25% • Bonus 2: 20% 	<ul style="list-style-type: none"> • Baseline: 25% • Bonus 1: 20% • Bonus 2: 15%

Proposed credits for small, medium and large trees*: 200 for small trees, 500 for medium trees, 1,000 for large trees
 Note: additional credits provided for retained trees as an additional incentive to preserve existing trees

Additional Items

- Non-residential uses
- Proactive infrastructure planning and system improvements (EIS)
- Impact fees or other funding sources
- Visitability *(need State-level code changes)*
- Regular monitoring and adjusting *(especially for affordability incentives)*
- Permitting support and training *(especially for small developers, homeowners, and affordable housing and green building projects)*



Next Steps

Date	Meeting/Action
October 8	City Council Study Session (debrief input)
October 22	City Council Study Session (potential amendments)
October 29	First reading of Ordinance
November 19	Final reading of Ordinance
February 1, 2025	Effective date

