



Accessory Dwelling Unit Regulations

City of Tacoma Planning and Development Services Department

City Council Public Hearing
February 19, 2019

OVERVIEW



Public process

- Council Resolution: Study potential to increase ADU allowances
- Planning Commission recommendation 10/17/18
- IPS Committee recommendation 01/23/19

Next steps

- Feb. 26th City Council Study Session
- March 5th City Council First Reading (tentative)
- March 19th City Council Final Reading (tentative)



●●● BACKGROUND

Accessory Dwelling Units (ADU's) Intent

- Provide an option for income and companionship
- Create relatively affordable housing options
- Contribute to neighborhood stability
- Maintain consistency with neighborhood patterns
- Promote sustainability

Tacoma's current ADU rules

- Attached ADU's allowed in single-family districts
- Detached ADU's only through the Infill Pilot Program



●●● RECOMMENDATIONS

PLANNING COMMISSION


- Allow Detached ADU's in single-family districts
- Increase allowed size & simplify size calculation
- Add flexibility for height and setbacks
- Simplify requirements and design standards
- Establish time period to legalize nonconforming ADU's



RECOMMENDATIONS

IPS COMMITTEE Modifications

- Remove owner occupancy requirement
- Remove minimum lot size and width standards
- More specific design standards

RECOMMENDATIONS

Increase flexibility, reduce barriers, more locations

- Allow in single-family districts, including smaller lots
- Flexible size, height and design standards
- Remove code and process barriers
- Remove owner occupancy requirement
- Encourage legalization of unpermitted ADUs

www.cityoftacoma.org/DADU

