







- Review Planning Commission's Oct. 17th recommendations
- Guidance on proposed clarifications
- Next steps
 - Jan. 23rd, 2019 IPS Council Committee recommendation
 - Feb. 19th City Council Public Hearing (tentative)
 - March 5th City Council First Reading (tentative)
 - March 12th City Council Final Reading (tentative)



BACKGROUND



Accessory Dwelling Units (ADU's)

- A second, smaller dwelling on the same grounds or attached to a house
- Intended to provide homeowners with 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 (DADU's) allowed (in SF) only through the Infill Pilot Program
- Resolution 39366: Study the potential to increase ADU allowances


RECOMMENDATIONS



SUMMARY OF PLANNING COMMISSION PROPOSED CHANGES

- Update ADU intent language
- Allow DADU's in single-family districts (remove from Infill Pilot)
- Increase allowed ADU size & simplify size calculation
- Add flexibility for ADU height and setbacks
- Update ADU requirements and design standards
- Establish time period to legalize nonconforming ADU's

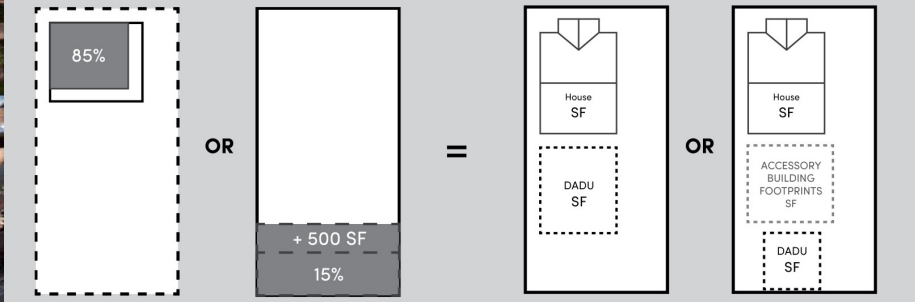
RECOMMENDATIONS



ADU size limit and calculation

- ADU size increases proportionally with lot size
- DADU's on Small Lots with a CUP
- Streamline size measurement

CURRENT MAXIMUM:	1,000 sf
PROPOSED:	
Small lots:	800 sf
Standard lots:	1,200 sf
Larger than 10,000 sf:	1,500 sf



RECOMMENDATIONS



Add flexibility for ADU height and setbacks

Current standards

- Maximum height is 12 feet, no taller than main house
- Maximum height is 10 feet in View Sensitive Districts
- DADU's must be in Rear Yard, 5-foot Side Yard setback

Proposed additional standards

- Allow 20-foot height with incorporation of parking or green features
- Conversions of existing structures may exceed Side Yard setback
- Conversions may exceed height with a CUP



RECOMMENDATIONS

Update ADU requirements

- Addressing visible from the street
- Density calculations not applicable to ADU's
- Maximum number of occupants determined per Building Code
- Walkways material and width flexibility

Update ADU design standards

- Replaces current standards (maintain or complement main house design, entrance may not face street) with less specific standard (maintain performance and quality)
- Add reference to historic district standards




RECOMMENDATIONS

Establish time period to legalize nonconforming ADU's

- Updates an expired legalization pathway, new deadline of December 2020
- Must meet Minimum Housing Code (Building) standards
- Must meet ADU development and locational standards





PROPOSED CLARIFICATIONS



- ADU size**
 - Recommendation utilizes DADU building footprint, doesn't recognize potential 2-story DADU's
- Green features**
 - Recommendation does not specify features to earn height bonus
- Vehicular access**
 - Current code appears to allow new ADU driveways from front of lot



OUTREACH THEMES



ADU size and height	Incentives for ADU construction
ADU design standards	Owner occupancy requirement
Conversions of structures to ADU's	Parking
Density of existing neighborhoods	Relationship of ADU's to affordability
Feasibility and cost of construction	Regulatory flexibility
Historic District compatibility	Sustainability

NEXT STEPS



- Guidance on proposed clarifications
 - ADU size
 - Green features for height bonus
 - Vehicular access
- Next steps
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Accessory Dwelling Unit Regulations

City of Tacoma Planning and Development Services Department

Infrastructure, Planning and Sustainability Committee

December 12, 2018

ITEM #3

