



Accessory Dwelling Unit Regulations

City of Tacoma | Planning and Development Services Department

Infrastructure, Planning and Sustainability Committee

January 23, 2019

ITEM #

OVERVIEW



- Direction on potential modifications
- Do pass recommendation to City Council
- Discuss equity considerations
- Next steps
 - Feb. 19th City Council Public Hearing (tentative)
 - March 5th City Council First Reading (tentative)
 - March 12th City Council Final Reading (tentative)

Equity considerations



- Draft Equity, Health and Sustainability analysis tool
- Proposals are a solid first step toward equitable zoning policy
- Facilitates the creation of more, potentially affordable, housing
- Future ADU/DADU considerations
- Planning and Development Services/OEHR Collaboration



3

Potential modifications to proposal

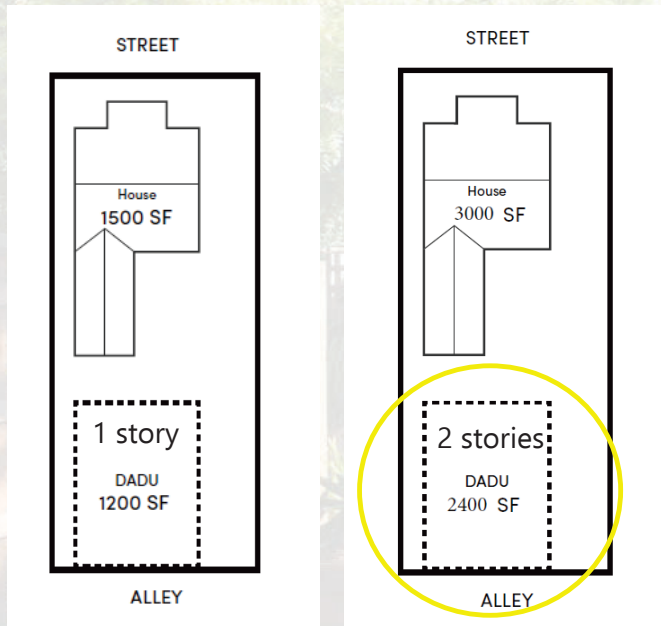


1. Clarify ADU maximum size
2. Reduce minimum lot width for Detached ADU's (DADU's)
3. Define green features for height bonus (*Built Green 4 stars*)
4. Clarify parking access standards (*prohibits new driveways from front of lot*)
5. Update ADU design standards
6. Owner occupancy for ADU's
7. Affordability incentives for ADU's

4



1. Clarify ADU maximum size



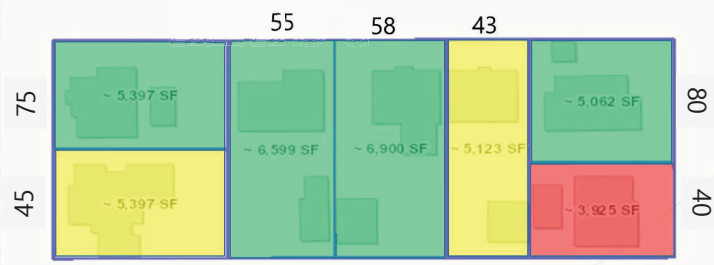
COMMISSION PROPOSAL:
Building footprint controls size

ISSUE:
Two-story DADU could double size

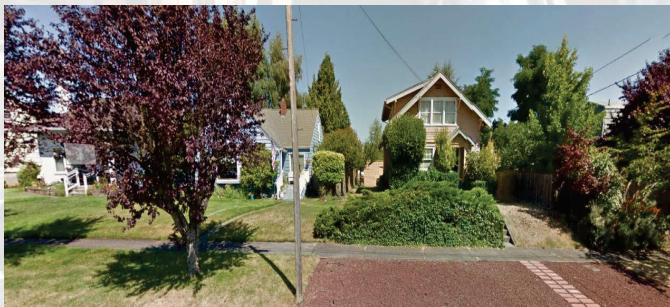
POTENTIAL MODIFICATION:
Clarify that maximums apply to
ADU size (not footprint)

5

2. Reduce minimum lot width for



Proposed minimums: 4,500 sf, 35 ft width



COMMISSION PROPOSAL:
DADU's on Small Lots with CUP

ISSUES:
CUP cost and process

POTENTIAL MODIFICATIONS:

- Allow DADUs on Small Lots by right
- Consider further flexibility through variance

6

4. Update ADU design standards

COMMISSION PROPOSAL:

- Size, location, walkway, building standards
- Reduced specificity of design standards

ISSUES:

- Administration of proposed standard
- Larger DADU's – more potential impacts

POTENTIAL MODIFICATIONS:

- Add standards intended to reduce noise, privacy and shading impacts
- Focus on larger DADU's



7

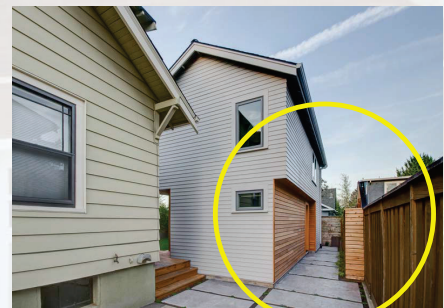
Potential design standard modifications

All DADU's:

- Main door 8 feet from side property line (if facing it)

Large DADU's (800 sf or 15 ft height):

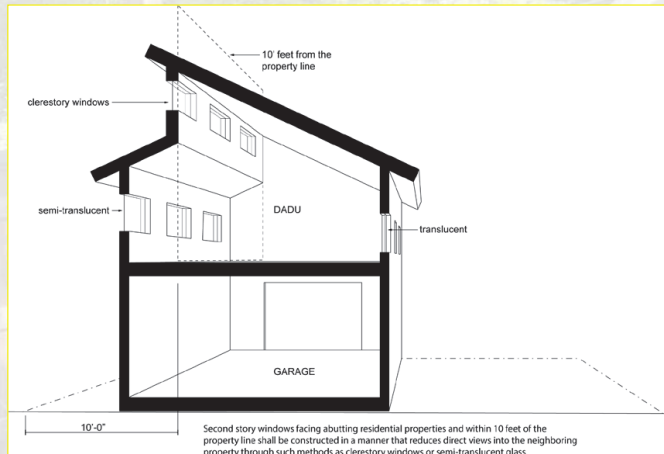
- Building design: complement main structure
- Window design: reduce privacy impacts
- Roof design: reduce shading impacts



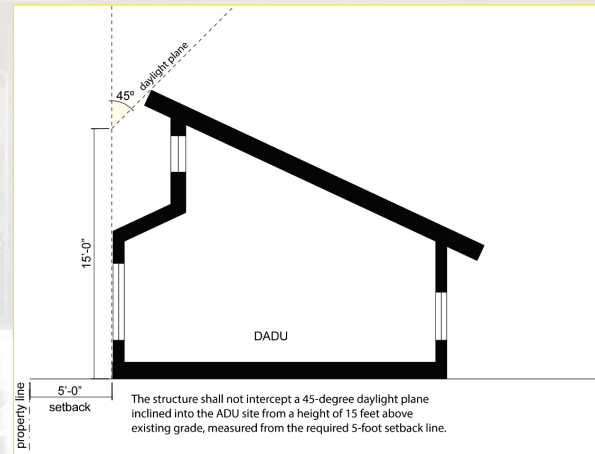
8

Potential design standard modifications

Windows: reduce privacy impacts



Roofs: reduce shading impacts



9

6. Owner occupancy for ADU's

COMMISSION PROPOSAL:

Owner must occupy one of the dwelling units

ISSUES:

- Owner occupancy as balance for proposed flexibilities
- Equity considerations for renters

POTENTIAL MODIFICATIONS:

- Retain ownership requirement
- Modify or remove requirement

10

7. Affordability incentives for ADU's



COMMISSION PROPOSAL:

More flexibility in ADU standards to promote infill and housing options

ISSUE:

ADUs not a dedicated affordability tool

ALTERNATIVES:

- Evaluate utility cost saving opportunities
- Pursue AHAS housing strategies

11

Seeking direction



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Next steps

Feb. 19th Council Public Hearing (tentative), www.cityoftacoma.org/DADU

12