



# **Accessory Dwelling Unit Regulations**

**City of Tacoma | Planning and Development Services Department**

**City Council Study Session**

**February 26, 2019**

**ITEM #2**



# OVERVIEW



- Discuss Public Hearing & written testimony
- Seek Council direction on potential modifications
- Next steps
  - March 5<sup>th</sup> City Council First Reading
  - March 19<sup>th</sup> City Council Final Reading



# ••• PUBLIC TESTIMONY THEMES

## Supportive comments

- Support for ADUs
- Affordability/housing options
- Social & economic equity
- Household flexibility/options
- Family stability
- Options for people with disabilities
- Density and walkability
- Environmental benefits
- Promote investment/ownership
- Reasonable design standards
- Restoring removed ADUs
- Good step – do more





# ●●● PUBLIC TESTIMONY THEMES

## Calling for changes/questions

- Opposition to ADUs
- Reinstate owner occupancy
- Require parking
- Limit ADU size/density
- Technical support
- Provide affordability incentives
- Remove ADU Permit requirement
- Increase height maximum
- Modify green features bonus
- Allow pedestrian access via alley
- Small Lot Standards (Floor Area Ratio)
- Property taxes
- Unpermitted ADUs
- Conversions of existing structures



# ● ● ● POTENTIAL MODIFICATIONS

## IDENTIFIED TO DATE:

- ADU Reporting
- Short-term Rental Limitation
- Affordability incentives – code changes
- Affordability incentives – administrative actions
- Staff recommendations
  - ADU Permit, Short-term Rentals, effective date of code



# ●●● NEXT STEPS



- March 5<sup>th</sup> City Council First Reading
- March 19<sup>th</sup> City Council Final Reading

[www.cityoftacoma.org/DADU](http://www.cityoftacoma.org/DADU)





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**February 12, 2019**

**ITEM #2**