

# Residential Infill Pilot Program

## 1.0 (2017 - 2019)

### Program Status Summary

In December 2015 the Council adopted code enacting the Infill Pilot Program for the following housing types.

- Detached Accessory Dwelling Units in residential districts
- Two-family development on corner lots in the R-2 District
- Small-scale multifamily development in the R-3 District
- Cottage Housing in most residential districts

Three of each infill housing type may accepted into the Pilot Program and if approved allowed to apply for a Conditional Use Permit and subsequently, a building permit.

The intent of the Pilot Program is to promote innovative residential infill while ensuring that such infill demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character. The City hopes to see successful and well-regarded examples of these housing types built, as a way to inform future Council decisions on Tacoma's regulatory approach to these housing types. The Detached Accessory Dwelling Unit (DADU) typology was taken from the Infill Pilot and implemented in 2018/2019.

### Program Purpose

- Improve housing choice in Tacoma
- Create smaller footprint options and greater affordability
- Increase innovation
- Provide real projects to evaluate viability of housing types and allowed zoning districts
- Allow us to have continued dialogue with home owners, developers, and neighborhoods
- Create an environment where quality, well-considered projects are expected and can become the norm

### Applications 2015 - 2018

1. DADU's	3 Selected Projects (2 built)
2. Two-Family Housing	3 Selected Projects
3. Multi-family	0 Applications
4. Cottage Housing	2 Selected Project

### Findings

Recommendations gathered from stakeholders throughout the administration of the Infill Pilot

- Expand Multi-family beyond R-3
- Condominium-izing vs. short platting
- Encourage speculative development
- Assurance prior to purchase (difficult)
- More flexibility in mixing typologies\
- More flexibility for adaptive reuse
- Increase innovation by lowering barriers
- Overlap with affordable housing strategies
- Create more defined review metrics
- Review and update informational materials
- Increase outreach for re-launch and future possible pilot program expansion
- Develop applicant and neighbor (pre- and post-) surveys



No longer part of the Infill Pilot, permitted as identified in the Tacoma Municipal Code.

# Residential Infill Pilot Program

## 2.0 (2020)

### Program Status

The proposed changes to the Residential Infill Pilot Program are designed to address the evolving landscape of the growth and development of Tacoma's housing supply. The program as proposed consists of the following development categories;

### Two-Family Housing in the R-2 Zone

Updated for 2.0:

- 3 spots per type/Council District – 15 spots/type citywide
- Administrative approval

Unchanged from 1.0:

- Maximum Units: Two dwelling units
- Minimum Lot Size: 6,000 SF
- Location: Corner lot

Design Criteria:

- All projects must have;
- Each unit oriented onto a different street frontage, or
- Each unit accessed through a shared entrance.

### Multi-Family Housing in R-2\* + R-3 Zones

Updated for 2.0:

- 3 spots per type/Council District – 15 spots/type citywide
- Remove congregate entrance requirements
- Applications to the Infill Pilot Program for renovations of existing structures, that do not increase building footprint, will be reviewed in the R2 district

Unchanged from 1.0:

- Maximum Units: Six dwelling units
- Minimum Lot Size: 9,000 SF

Design Criteria:

- Minimize overall impression of density and bulk.
- Fit with established neighborhood patterns.

### Cottage Housing in R1, R2, R2-SRD, R3

Updated for 2.0:

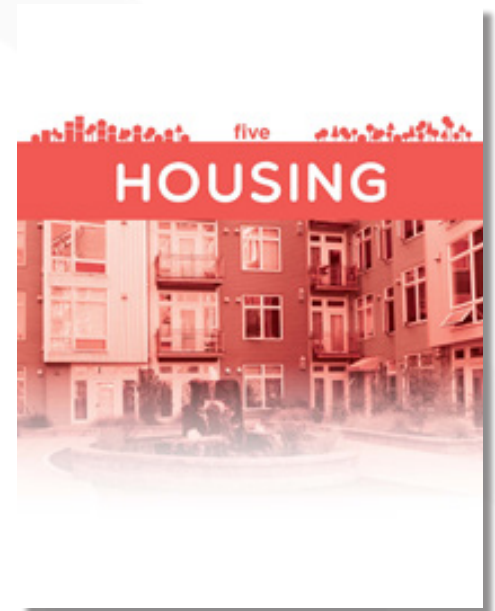
- 3 spots per type/Council District – 15 spots/type citywide
- Reduce minimum lot size to 7,000 SF (currently 10,000 SF)
- Allow in rear yard (DADU's currently allowed)

Unchanged from 1.0:

- Maximum Units: 4 to 24 units

Design Criteria:

- Minimum 8 feet between structures containing dwelling units.
- Buildings must orient entrances toward the public right-of-way where adjacent



# Residential Infill Pilot Program

## 2.0 (2020) - continued

### Density-Based Housing In R1, R2, RS-SRD, HMR-SRD, R3

Density-based Housing projects will provide flexibility to applicants by focusing on the overall density of the project in place of the unit type (e.g. two-family, small multi-family, or cottage). The density for a typical neighborhood with 1 dwelling per parcel is 6-8 units per acre. On a case by case basis, Density-based Housing projects will be reviewed through the Infill Pilot Program to move neighborhoods closer to the following target densities, as identified in the One Tacoma Comprehensive Plan;

#### Zone

R-1, R-2, R-2SRD, HMR-SRD  
R-3

#### Maximum Density

12 units per acre  
36 units per acre

There is no specific unit type required for Density-based Housing

#### Design Criteria:

Maximum Units: 12 Units/acre, Exception: R-3 = 36 units/acre

Unit Density: Detached unit = 1 unit/acre  
Attached unit = 0.75 unit/acre  
Accessory unit (ADU, DADU) = 0.5 unit/acre

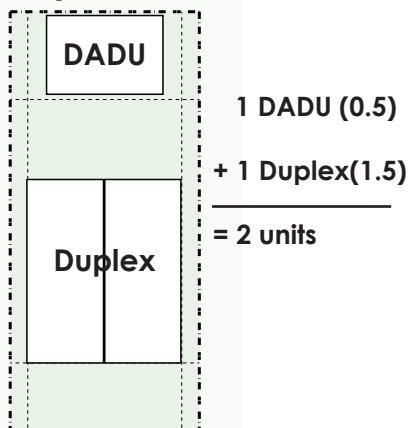
Minimum Lot Size: 3,500 SF in R-3  
7,000 SF in other R zones

#### Example:

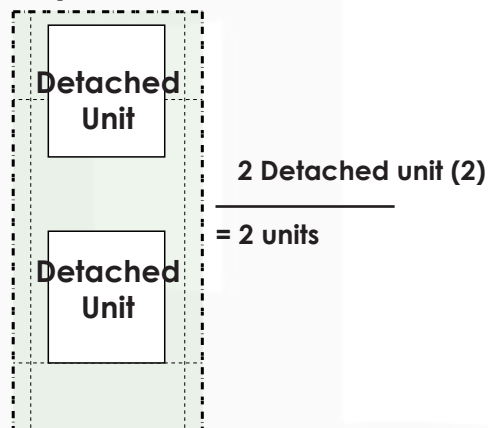
Density by Lot: Lot size (7,000SF) x number of units (12 units/acre) = 2 units  
Lot size (example): 7,000 SF  
Allowable Density: 2

#### Options for using density on a 7,000SF lot

##### Option 1:



##### Option 2:



##### Option 3:

