



# Home In Tacoma Zoning and Standards Changes Guide

January 17, 2024

This document is a guide to the proposed changes to the Tacoma Municipal Code (TMC) that would be made to implement the Home In Tacoma (HIT) project. The HIT package involves changes to multiple TMC titles, chapters and sections, which work together to guide development activities within the City of Tacoma.

This guide is intended to supplement the HIT project overview, topic summaries, and maps which together summarize the proposals, clarify where zoning districts apply, and provide relevant background.

## TOPIC SUMMARIES

- HIT Project Summary
- Zoning
- Parking
- Housing types
- Landscaping Code and Amenities
- Unit Lot Subdivisions
- Affordability Bonuses

## MAPS

- Urban Residential Zoning Districts
- Reduced Parking Area
- Residential Target Area



# Proposed Tacoma Municipal Code (TMC) Changes By Section

This summary includes all changes proposed to the TMC, with the following exceptions.

1. Terminology changes being made throughout the code, including
  - a. Updating references to the proposed Urban Residential zones
  - b. Adding references to newly defined middle housing types
  - c. Replacing the term “family” with “household” or “unit”
2. Non-substantive text clarifications and updated code references

## Key:

Grey font = no changes proposed

Black font = Changes proposed, as summarized in *blue italicized font*

## 1.37 Transfer of Development Rights Program Administrative Code

(Page numbers refer to the corresponding page in the draft “HIT Title 1 Administrative Standards” document.)

1.37.010	Purpose.	
1.37.020	Definitions.	
1.37.030	Sending Areas.	
1.37.040	Sending Area Development Limitations.	
1.37.050	Sending Area TDR Allocation. <i>For Tacoma Habitat sending areas, change method used to determine number of TDR Credits from one per forgone dwelling to one per forgone parent lot.</i>	Page 3
1.37.060	Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR.	
1.37.070	Sending Area Process / TDR Certification.	
1.37.080	Receiving Area Process.	
1.37.090	TDR Manager Responsibilities.	

## 1.39 Affordable Housing Bonuses Administrative Code

(Page numbers refer to the corresponding page in the draft “HIT Title 1 Administrative Standards” document.)

1.39.010	Purpose. <i>Reference 2023 State Legislative direction and evaluation of local affordability needs.</i>	Page 6
1.39.020	Definitions. <i>Updates to make terms easier to understand.</i>	Page 6
1.39.030	Applicability. <i>Updates to reflect Urban Residential zones and bonus structure.</i>	Page 7
1.39.040	Program Requirements. <i>Reflect Urban Residential zones affordability levels; require affirmative marketing to lower and moderate-income residents.</i>	Page 7
1.39.050	Financial Incentives.	
1.39.060	Development Incentives. <i>Remove Planned Residential Districts which are not part of proposed zoning; add Urban Residential bonuses (affordability, retention of existing buildings with infill).</i>	Page 9
1.39.070	Residential Upzones. <i>Update methodology for determining number of affordable units required.</i>	Page 10
1.39.080	Incorporation of Affordable Housing Units. <i>Remove Planned Residential Districts which are not part of proposed zoning; add Urban Residential bonuses; update fee in lieu calculation and amounts.</i>	Page 10
1.39.090	Procedures.	

- 1.39.100 Affordable Housing Inclusionary Development Requirements. *Incorporate proposed fee in lieu amount.* Page 13

### 13.01.010 Definitions

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- 13.01.010 Purpose.
- 13.01.020 Planning Commission Definitions.
- 13.01.040 Platting and Subdivisions Definitions. *Add definitions to support Unit Lot Subdivisions.* Page 2
- 13.01.050 Land Use Permits and Procedures Definitions.
- 13.01.060 Zoning Definitions. *Clarifications of definitions related to housing including households, housing types, special needs housing, Accessory Dwelling Units, habitable space, residential businesses, and “major transit stops”; adds “heritage buildings.”* Page 5
- 13.01.070 Landmarks and Historic Special Review Districts Definitions.
- 13.01.090 South Tacoma Groundwater Protection District Definitions.
- 13.01.100 Shoreline Master Program Definitions.
- 13.01.110 Critical Areas Preservation Definitions.
- 13.01.120 Environmental Code Definitions. *Update “major transit stop” definition.* Page 14
- 13.01.150 Commute Trip Reduction Definitions.
- 13.01.160 Concurrency Management System Definitions.
- 13.01.170 Mixed-Use Center Development Definitions. *Update definitions including “household”; update reference to Residential Target Areas.* Page 16

### 13.04 Platting and Subdivisions

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- 13.04.010 Title
- 13.04.020 Intent and authority
- 13.04.030 Policy
- 13.04.040 Repealed
- 13.04.050 Jurisdiction
- 13.04.055 Platting on shorelines
- 13.04.060 Exclusions
- 13.04.070 Alteration
- 13.04.075 Vacation
- 13.04.085 Boundary line adjustment
- 13.04.088 Binding site plan approval
- 13.04.090 Short plat/short subdivisions procedures
- 13.04.093 Unit Lot Subdivisions. *New section describing the process and standards for separate ownership of individual “unit” lots below what would otherwise be the minimum lot sizes.* Page 18
- 13.04.095 Appeals
- 13.04.100 Plat/subdivision procedures
- 13.04.105 Replat or redivision of platted lots
- 13.04.110 General requirements and minimum standards for subdivisions and short subdivisions
- 13.04.120 Conformity to the Comprehensive Plan and applicable ordinances, manuals, design specifications, plans, and guidelines
- 13.04.130 Relation to adjoining street system
- 13.04.140 Access
- 13.04.150 Conformity to topography
- 13.04.160 Public or private streets or ways, or permanent access easement widths

13.04.165	Streetlights	
13.04.170	Roadways	
13.04.180	Public or private streets or ways, or permanent access easement design	
13.04.190	Dead-end/cul-de-sac public or private streets or ways, or permanent access easements	
13.04.200	Alleys	
13.04.210	Easements	
13.04.220	Blocks	
13.04.230	Lots	
13.04.240	Plats within Planned Residential Development Districts (PRD Districts). <i>Updates to reflect that no new PRD's will be allowed, while existing PRD's can be modified.</i>	Page 20
13.04.250	Duplication of names	
13.04.260	Public open space	
13.04.270	Checking by the City Engineer – Charges	
13.04.290	<i>Repealed</i>	
13.04.300	Model home	
13.04.305	Temporary rental or sales offices, contractors' offices, and signs	
13.04.310	Subdivisions and Critical Areas	
13.04.315	<i>Repealed</i>	

### 13.05.010 Land Use Permits and Procedures

(Page numbers refer to the corresponding page in the draft "HIT Title 13 Land Use Code" document.)

13.05.010	Land use permits. <i>Delete conditional use permit (CUP) process for Special Review Districts, infill pilot program; update CUPs for Special Needs Housing, reuse of Historic Structures, and Affordable housing bonus; add new CUPs Residential Businesses 2 and for reuse of "heritage buildings" as non-residential in residential zones.</i>	Page 22
13.05.020	Application requirements for land use permits.	
13.05.030	Zoning and land use regulatory code amendments. <i>Update requirement for evaluation of affordable housing needs with residential upzones.</i>	Page 35
13.05.040	Historic preservation land use decisions.	
13.05.050	Development regulation agreements. <i>Updates to require 50 years of affordability and modify affordability levels for consistency with HIT and state law.</i>	Page 36
13.05.060	Residential infill pilot program. <i>Repeal the residential infill pilot program.</i>	Page 37
13.05.070	Notice process.	
13.05.080	Director decision making authority.	
13.05.090	Decision of the director.	
13.05.100	Appeals of administrative decisions.	
13.05.105	<i>Repealed.</i>	
13.05.110	Applications considered by the Hearing Examiner.	
13.05.120	Expiration of permits.	
13.05.130	Modification/revision to permits. <i>Update process for PRD District Modifications.</i>	Page 40
13.05.140	Director approval authority.	
13.05.150	Enforcement.	

### 13.06.010 General Provisions

(Page numbers refer to the corresponding page in the draft "HIT Title 13 Land Use Code" document.)

A. Applicability.

- B. Zoning code administration—General purposes. *Update intent statement to reflect HIT housing growth strategy.* Page 42
- C. Official Zoning Map. *Replace current residential zones with proposed Urban Residential zones.* Page 42
- D. Pedestrian streets designated.
- E. General Administrative Provisions.
- F. Height restrictions.
- G. Lot area restrictions. *Update lot area restrictions and exceptions; update projections into required setback areas.* Page 45
- H. Setbacks and yard areas. *Update setback and yard area standards and exceptions to reference Unit Lot Subdivisions.* Page 45
- I. Annexed land. *Change default zoning district from R-1 to UR-1.* Page 47
- J. Split zoning.
- K. Shoreline zoning.
- L. Nonconforming parcels/uses/structures. *Nonconforming structure and nonconforming residential use—add reference Binding Site Plan, PRD and Unit Lot Subdivision processes.* Page 48

### 13.06.020 Residential Districts

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- A. Applicability.
- B. Purpose. *Update to reflect HIT growth strategy accommodating housing supply, choice and affordability; to de-emphasize the objective to “protect” established neighborhoods; and to recognize a range of uses in residential zones.* Page 76
- C. Districts established. *Delete the R-1, R-2, R2-SRD, HMR-SRD, R-3 and R-4-L Districts; add the proposed UR-1, UR-2 and UR-3 Districts; rename the R-4 and R-5 Multiple-Family Dwelling District to Multiple-Unit Dwelling District.* Page 76
- D. Pedestrian streets designated.
- E. District use restrictions. *Update to allow middle housing in all UR zones and integrate proposed housing types, to simplify residential land uses, to remove barriers to congregate and group housing and to expand options for non-residential uses.* Page 77
- F. District development standards. *Increase flexibility for lot area and measurements and setbacks; introduce new standards to increase compatibility with residential neighborhoods (including Floor Area Ratio and Amenity Space); add baseline and bonus densities and Floor Area Ratios.* Page 85
- G. Accessory building standards. *Remove ADUs from this section since they will be allowed within any housing type.* Page 102
- H. Townhouse standards. *Update to apply only outside of the UR Zones.* Page 103
- I. References to other common requirements.
- J. Small lot single-family residential development. *Delete section.*

### 13.06.030 Commercial Districts

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- E. District use restrictions, 4. District use table – Commercial Districts. *Update residential land use definitions.* Page 105
- F. District development standards. *Update terminology for consistency (e.g., amenity space, tree credits).*

### 13.06.040 Mixed-Use Centers

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- E. District use restrictions. 3. District use table – Mixed-Use Center Districts. *Update residential land use definitions.* Page 108
- F. District development standards. *Update terminology for consistency (e.g., amenity space, tree credits).*

### 13.06.060 Industrial

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- E. District use restrictions. 3. District use table – Mixed-Use Center Districts. *Update residential land use definitions.* Page 113
- F. District development standards. *Update terminology for consistency (e.g., amenity space, tree credits).*

### 13.06.070 Overlay Districts

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- A. View-Sensitive Overlay District.
- B. South Tacoma Manufacturing/Industrial Overlay District.
- C. PRD Planned Residential Development District. *Update to reflect no new PRDs allowed; update provisions for modifications to existing PRDs.* Page 116
- D. South Tacoma Groundwater Protection District (STGPD).
- E. Historic Special Review Overlay District.
- F. Joint Base Lewis McChord Airport Compatibility Overlay District (ACD). *Update to allow creation of 2,500 square foot parent lots.* Page 124
- G. Port of Tacoma Transition Overlay District (PTD).

### 13.06.080 Special Use Standards

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- A. Accessory dwelling units. *Update to allow two per parent lot which may be integrated within any housing type; modify development standards.* Page 128
- B. Adult uses.
- C. Cottage housing. *Delete section.*
- D. Craft Production.
- E. Day care centers.
- F. Fuel Facilities.
- G. Home Occupation. *Change to “Residential Business”; update to add flexibility for non-residential uses.* Page 134
- H. Juvenile community facilities.
- I. Live/Work and Work/Live. *Update standards to integrate limited live-work uses within UR Districts.* Page 136
- J. Marijuana Uses.
- K. Mineral resource lands.
- L. Parks, recreation and open space.
- M. Short-term rental.
- N. Special needs housing. *Update to reflect new UR zones; integrate middle housing types; remove occupant limits.* Page 138
- O. Surface mining.
- P. Temporary use.
- Q. Wireless communication facilities.
- R. Work release centers.
- S. Vehicle service and repair; and vehicle service and repair, industrial.

### 13.06.090 Site Development Standards

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- A. Drive-throughs.
- B. Landscaping standards. *Update to require tree planting with middle housing development; to require tree retention in UR zones; and to increase tree health and longevity.* Page 154
- C. Off-street parking areas. *Update to integrate middle housing types; reduce quantity requirements for UR zones; change parking standards; reduce required driveway widths; and, expand Reduced Parking Area to UR zoned areas within ½ mile of major transit stations and transit corridors.* Page 168
- D. Loading spaces.
- E. Storage areas and vehicle storage areas.
- F. Pedestrian and bicycle support standards. *Update to reduce minimum required walkway widths for ADUs and some middle housing types.* Page 183
- G. Short and Long term Bicycle parking. *Update to require long-term bike parking for all residential development; modify bike parking standards to allow long-term bike parking within dwellings and to reflect best practices.* Page 187
- H. Transit support facilities. *Update to a more consistent approach for residential uses.* Page 196
- I. Sign Standards. *Update to reflect new UR zones and to use a consistent approach for residential uses.* Page 197
- J. Residential transition standards. *Simplify Upper Story Step-back requirement; remove Landscaping Buffer requirement when the site is separated from the residential district by a street.* Page 199
- K. Fences and Retaining Walls. *Update to require planting area for taller fences.* Page 202
- L. Utilities. *Update to reference UR District standards.* Page 203
- M. Street Level Building Transitions.

### 13.06.100 Building Design Standards

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

- A. Commercial District Minimum Design Standards.
- B. Mixed-Use District Minimum Design Standards.
- C. Multi-family Residential Minimum Design Standards. *Rename Multi-unit; add reference to the UR Districts form-based code.* Page 206
- D. Downtown District Minimum Building Design Standards.
- E. Single, Two and Three-Family Dwelling Minimum Design Standards. *Update to apply only outside of UR Districts.* Page 208
- F. Small Lot Single-Family Residential Development Minimum Design Standards. *Delete the Small Lot Single-Family Standards; replace them with the proposed Urban Residential Design Standards (including middle housing form-based Housing Types and Additional Standards).* Page 208
- G. Accessory Dwelling Unit Minimum Design Standards. *Delete section.* Page 225
- H. Townhouse Minimum Design Standards. *Update to apply only outside of UR Districts.* Page 226
- I. Cottage Housing Minimum Design Standards. *Delete section.* Page 226

### 13.12 Environmental Code

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

#### Part Three – Categorical Exemptions

- 13.12.300 Purpose of this part and adoption by reference.
- 13.12.310 Flexible thresholds for categorical exemptions. *Increase the threshold for SEPA review for residential development within UR Districts from 20 to 40 dwellings; update standards to require soil testing within the Asarco Plume for residential developments with 20 to 40 units located within UR Districts.* Page 230

13.12.320 Emergencies.

**Part Five – Environmental Impact Statement (EIS)**

13.12.500 Purpose of this part and adoption by reference.

13.12.510 Scoping.

13.12.520 Expanded scoping (optional).

13.12.530 EIS preparation.

13.12.540 Issuance of final environmental impact statement (FEIS).

13.12.550 SEPA Planned Action EIS.

13.12.560 Optional Plan Elements and Development Regulations.

13.12.570 **Archaeological, Cultural, and Historic Resources.** *Update SEPA to describe citywide archaeological, cultural, and Historic Resources protections; update standards to require archaeological, cultural and historic review for residential developments with 20 to 40 units located within UR Districts.* Page 230

13.12.580 **Traffic Impact Assessment.** *Update standards to require a limited TIA for residential development from 20 to 40 units located within UR Districts, under certain circumstances.* Page 234

### 13.17 Residential Target Areas

(Page numbers refer to the corresponding page in the draft “HIT Title 13 Land Use Code” document.)

13.17.020 Residential target area designation and standards. *Add Comprehensive Plan Multifamily High-density designations and remaining Midscale Residential areas to the RTA (authorizing use of the Multifamily Tax Exemption Program).* Page 238

13.17.030 Tax exemptions for multi-family housing in residential target areas.

END