<table>
<thead>
<tr>
<th>Agenda Items</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential Infill Pilot Program 2.0</td>
<td>3 – 16</td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-1)</td>
<td></td>
</tr>
<tr>
<td>2. Residential Infill Pilot Program 2.0</td>
<td>17 – 18</td>
</tr>
<tr>
<td>(Handout, for Discussion Item D-1)</td>
<td></td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-2)</td>
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</tr>
</tbody>
</table>
• WHERE WE ARE IN THE PROCESS
• UPDATES TO EXISTING INFILL PROJECT TYPES
• PROPOSED NEW INFILL PROJECT TYPE
• NEXT STEPS
Project Types

- Minor changes to existing project types
- Add a flexible option
  - Density-based housing

Number of projects

- 3 Projects per project type in each Council District in Tacoma

Project Administration

- Allow project to be processed more efficiently
  - Combine Conditional Use Processing and Infill Pilot Processing
  - Allow Two-family on corner lot projects to be approved through a administrative review
PROPOSED TYPES OF INFILL - PILOT PROGRAM 2.0

Two-Family Housing in the R-2 Zone

Multi-Family Housing in the R2* + R-3 Zone

Cottage Housing in all except HMR-SRD

Density-Based Housing in all Residential Zones
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;
1. No more than one entrance on any building facade (a shared entrance would qualify if there is only one exterior door) or,
2. Facades with more than one entrance shall appear consistent with a detached single family dwelling in terms of modulation, window/door placement, building access, and landscaping.
Two Entrances to the same facade
TWO-FAMILY HOUSING IN THE R-2 ZONE

Two Entrances to different facades
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:
1. Minimize overall impression of density and bulk.
2. 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:**
1. Minimum 8 feet between structures containing dwelling units.
2. Buildings must orient entrances toward the public right-of-way where adjacent
**DENSITY-BASED HOUSING IN R1, R2, RS-SRD, HMR-SRD, R3**

**Design Criteria:**

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

Unit Factor:
- Primary unit = 1
- Attached unit = 0.75
- Accessory unit (max 2) = 0.5

Minimum Lot Size:
- 3,500 SF in R-3 (Density = 3.0)
- 7,000 SF in other R zones (Density = 2.0)
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:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1, R-2, R-2SRD, HMR-SRD</td>
<td>12 units per acre</td>
</tr>
<tr>
<td>R-3</td>
<td>36 units per acre</td>
</tr>
</tbody>
</table>

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:**
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:**
- 1 DADU (0.5)
- + 1 Duplex (1.5)
= 2 units

**Option 2:**
- 2 Detached unit (2)
= 2 units

**Option 3:**
- 1 DADU (0.5)
- 1 ADU (0.5)
- + 1 Detached unit (1)
= 2 units
### NUMBER OF PROJECTS BY CATEGORY

<table>
<thead>
<tr>
<th>Category</th>
<th>Review</th>
<th>CD1 (west end)</th>
<th>CD2 (north end)</th>
<th>CD3 (south)</th>
<th>CD4 (eastside)</th>
<th>CD5 (south end)</th>
<th>Citywide</th>
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</thead>
<tbody>
<tr>
<td>Two-Family</td>
<td>Admin.</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<tr>
<td>Multi-Family</td>
<td>Committee</td>
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<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>15</td>
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<tr>
<td>Cottage</td>
<td>Committee</td>
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<td>3</td>
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<td>3</td>
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</tr>
<tr>
<td><strong>sum</strong></td>
<td></td>
<td><strong>9</strong></td>
<td><strong>9</strong></td>
<td><strong>9</strong></td>
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**New Project Types**

<table>
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<tr>
<th>Density-based</th>
<th>Committee</th>
<th>3</th>
<th>3</th>
<th>3</th>
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<th>3</th>
<th>15</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>sum</strong></td>
<td></td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>15</td>
</tr>
</tbody>
</table>

**Key Changes:**
- Three Projects/District
Key Changes:
- CUP + Infill Pilot Process Run Concurrently
- One Directors Decision

Planning Commission Meeting 01/15/2020_Slide 13
• RELEASE FOR PUBLIC REVIEW
• PUBLIC HEARING - MARCH 04, 2020
• EFFECTIVE DATE - SUMMER 2020
TWO-FAMILY HOUSING

Definitions

Two-Family Housing: One residential building or attached buildings with two separate dwelling units (also called apartments or townhouses).

Zoning

Under the Pilot Program, two-family or townhouse development will be reviewed in single-family zoning district R-2. See Locating Infill Projects in Chapter 4 of this document for allowable locations for this type of development.

Permitting

Two-family development on corner lots require a conditional use permit in R-2 Districts and must meet the criteria presented in this section.

Submittal Requirements

In addition to the submittal requirements under the provisions of the Pilot Program and the Conditional Use Permit application, the applicant shall submit information on building materials. See checklists in Chapter 4 for complete submittal information.

References

• TMC 13.06.640.G Conditional Use - Two-Family Development on Corner Lots in the R-2 District
• TMC 13.05.115 - Residential Infill Pilot Program
• TacomaPermits.org - Conditional Use Permit Application

TWO-FAMILY REQUIREMENTS:

Maximum Units:
• Two dwelling units

Minimum Lot Size:
• 6,000 SF

Location:
• Corner lot

Parking:
• Each unit shall provide no more than 1 off-street parking space.
• Locate parking in a designated rear yard.

Design Criteria:
• Development must present general appearance of detached single-family dwelling in terms of architecture, bulk and front and rear setbacks.
• Must comply with one of two approaches:
  1. Each unit is oriented onto a different street frontage, or
  2. Each unit is accessed through a shared entrance.
• Minimum usable yard space shall be 10% of lot area with no dimension less than 15 feet.
TWO-FAMILY HOUSING

Definitions

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- Must comply with one of two approaches:
  1. No more than one entrance on any building facade (a shared entrance would qualify if there is only one exterior door)
  2. Facades with more than one entrance shall appear consistent with a detached single family dwelling in terms of modulation, window/door placement, building access, and landscaping.
- Minimum usable yard space shall be 10% of lot area with no dimension less than 15 feet.
Minor Plan and Code Amendments
2020 Annual Amendment

City of Tacoma | Planning and Development Services

Planning Commission Meeting
February 5, 2020
OVERVIEW

• Scope of Work
• Issues and Proposed Amendments
• Next Steps

• Action Requested: Comments and Direction
SCOPE OF WORK

- Minor, non-policy revisions to the Comprehensive Plan and the Land Use Regulatory Code
- Objectives:
  - Update information
  - Correct errors or inconsistencies
  - Clarify intents or provisions
  - Increase administrative efficiency
  - Improve customer service
<table>
<thead>
<tr>
<th>#</th>
<th>Subject</th>
<th>Sections</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>Definition of “Lot”</td>
<td>13.06.700.L</td>
<td>Resolve discrepancy</td>
</tr>
<tr>
<td>11.</td>
<td>VSD Footnotes in Parking Code</td>
<td>13.06.510, Table 1</td>
<td>Avoid confusion</td>
</tr>
<tr>
<td>12.</td>
<td>Long-Term Bike Parking Dispersement</td>
<td>13.06.512.D.4</td>
<td>Enhance provision</td>
</tr>
<tr>
<td>16.</td>
<td>DADU Height</td>
<td>13.06.150.D.3.b(1)</td>
<td>Clarify intent</td>
</tr>
<tr>
<td>17.</td>
<td>Site Approval Applicability</td>
<td>13.06.660.C</td>
<td>Improve language</td>
</tr>
<tr>
<td>26.</td>
<td>Decision on Rezone Applications</td>
<td>13.05.010.J.3</td>
<td>Correct inconsistency</td>
</tr>
<tr>
<td>27.</td>
<td>Tacoma-Fife Boundary Line Adjustments</td>
<td>13.06</td>
<td>Update information</td>
</tr>
</tbody>
</table>
7. Definition of “Lot” (TMC 13.06.700.L)

• Issue:
  • Definition of “Lot” inconsistent with State's
  • Creation of lots through “other legal action” (e.g., Boundary Line Adjustments)

• Proposal:
  • Revise TMC 13.06.700.L to be the same as RCW 58.17.040
  • “Lot. A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise created by legal action. A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.”
### 11. VSD Footnotes in Parking Code: (TMC 13.06.510 - Table 1)

<table>
<thead>
<tr>
<th>Use</th>
<th>Unit</th>
<th>Required parking spaces (min.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail(^{10}) (View-Sensitive)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail commercial establishments, except as otherwise herein, less than 15,000 square feet of floor area</td>
<td>1,000 square feet of floor area</td>
<td>2.50</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>1,000 square feet of floor area</td>
<td>4.00</td>
</tr>
<tr>
<td>Retail commercial establishments, except as otherwise herein</td>
<td>1,000 square feet of floor area</td>
<td>4.00</td>
</tr>
<tr>
<td>Eating and drinking establishments(^{11}) (View-Sensitive)</td>
<td>1,000 square feet of floor area</td>
<td>6.00</td>
</tr>
</tbody>
</table>
12. Long-Term Bike Parking Dispersement (TMC 13.06.512.D.4)

- **Issue:**
  - Short-term bike parking must be located within 50 feet of the building entrance, but no similar requirement for long-term bike parking.

- **Proposal:**
  - TMC 13.06.512.D.4.a “Long-term bicycle parking facilities for residential uses shall be located on site and within 100 feet of the building they serve.”
16. DADU Height (TMC 13.06.150.D.3.b(1))

• Issue:
  • Would a two-story DADU with an attached garage at ground level qualify for the building height of 20 feet, since the garage is “on the main level”?
  • The provision is not supposed to promote a two-story DADU, but to promote a DADU over a garage.

• Proposal:
  • “(1) The maximum height for detached ADUs shall be 18 feet, measured per the Building Code, or up to 20 feet with incorporation of either parking on the main level of the below or above the DADU structure (not next to), or with certification of the DADU under Built Green criteria with 4 stars, or equivalent environmental certification.”
17. Site Approval Applicability (TMC 13.06.660.C):

• Issue:
  • There are two categories of criteria for projects subject to Site Approval permit process, i.e., Site Characteristics, and Development Thresholds.
  • Need to clarify this is an AND rather than an OR, i.e., it must be 1 acre AND in a Subarea Plan area AND within a block at least 8 acres in size AND over 200 units /60,000 sf.

• Proposal:
  • Add a clarification to the beginning of this code section, as follows:
    “A Site Approval for transportation connectivity is required when proposed development meets both the site characteristics circumstances and the development thresholds as set forth below:”

• Issue:
  • The unadorned side of a multifamily residential building with no entrance or porch can face the street in mixed-use districts. In all other districts, the front of the building must face the street.

• Proposal:

<table>
<thead>
<tr>
<th>7. Façade Surface Standards. ............</th>
</tr>
</thead>
<tbody>
<tr>
<td>........</td>
</tr>
<tr>
<td>b. Building face orientation</td>
</tr>
</tbody>
</table>
26. Decision on Rezone Applications (TMC 13.05.010.J.3)

• Issue:
  • The code states that the first reading of a rezone ordinance by the City Council is considered the final decision on the application for such rezone, while it should be the final reading that constitutes the Council’s decision.

• Proposal:
  • Change first reading to final reading.
ISSUE #27

27. Tacoma-Fife Boundary Line Adjustments (BLAs)

- Issues:
  - Need to update mapping information to reflect the BLAs approved near 12th St. E. and 8th St. E.

- Proposal:
  - Update the GIS mapping database;
  - Update the Official Zoning Map; and
  - Update Comprehensive Plan maps as needed.
NEXT STEPS

1. Staff Analysis (February-March 2020):
   • Review current issues and develop proposed amendments
   • Remove some issues
   • Add new issues, such as:
     • Code update for consistency with 2019 Legislative housing changes (e.g., parking maximums for affordable/senior housing, permanent supportive housing, and definitions and clarifications)
     • Preamble statement and lowest land use designations in the Comprehensive Plan pertaining to the Puyallup Tribe

2. Planning Commission Review (March 18, 2020)