



Residential Infill Pilot Program Regulations

REGULATORY CODE CHANGES UNDER REVIEW BY THE PLANNING COMMISSION

In response to the acute housing need and concerns of displacement in the City, as well as the level of community interest, Council adopted Ordinance 28336, which created the Residential Infill Pilot Program (TMC 13.05.115). The program has been in operation since the end of 2016 and the program has reached capacity. The proposed modifications to the Residential Infill Pilot Program code are summarized below.

For more information and the draft program documents, visit www.cityoftacoma.org/infill.

Expand Infill Housing Types:

- Add Density-based Housing category
- Increase the number of each housing type allowed through the program

Modify design requirements and other standards:

- Allow Cottage Housing in rear yards when an alley is present
- Increase flexibility for the Two-family Housing type by removing the requirement to be on a corner lot, and to present the general appearance of a detached single-family dwelling
- Increase emphasis on qualitative design review of all categories
- Other changes for improved design outcomes, program clarity and consistency with Building Code
- Remove Parking requirement for projects reviewed by the Infill Pilot Program

Streamline the permit process

- Integrate the Infill Pilot Program review process into the Conditional the Conditional Use Permit process (rather than requiring both separately)
- Update handbook to reflect changes and promote quality and performance through improved guidance.

Density-Based Housing
in all Residential Zones



Cottage Housing in
all except HMR-SRD



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



Two-Family Housing
in the R-2 Zone



For more information, visit www.cityoftacoma.org/Infill or contact Mesa Sherriff, Senior Planner at (253) 591-5480, msherriff@cityoftacoma.org.