

Section II-A

FUTURE LAND USE IMPLEMENTATION



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Future Land Use Implementation

Public Hearing Staff Report

The Future Land Use Map, Figure 2 of the *One Tacoma Plan*, illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. These designations correspond to specific zoning districts and use and development standards that implement the policies of the *One Tacoma Plan*.

Per the Washington State Growth Management Act and the Tacoma Municipal Code, the City's Land Use Regulations, including zoning districts, should be consistent with the policies of the *One Tacoma Plan*. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map. This project will seek to improve the consistency between the One Tacoma Plan and implementing zoning.

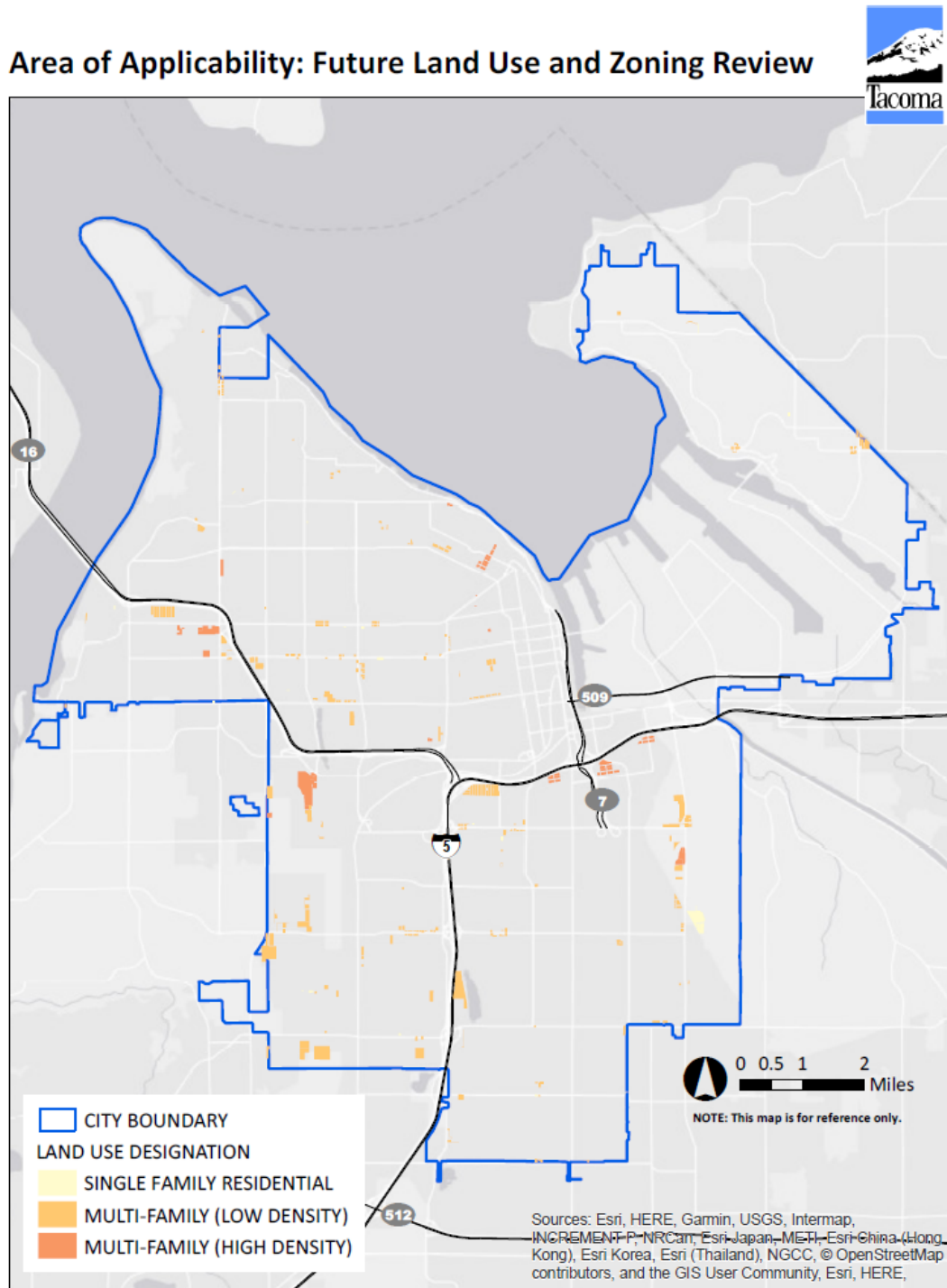
Outcomes of this project are intended to support the development of compact, complete and connected neighborhoods with a variety of housing choices and employment opportunities in close proximity to schools, parks, transit, and other amenities.

Project Summary	
Applicant:	Planning and Development Services
Location and Size of Area:	Citywide
Current Land Use and Zoning:	Multiple
Neighborhood Council Area:	This application will include potential rezones in all Neighborhood Council districts.
Type of Amendment:	Plan and Zoning Amendment
Staff Recommendation:	Release for public review and comment.
Project Proposal:	<p>This project will do the following:</p> <ul style="list-style-type: none"> • Identify areas where the Plan and Zoning are inconsistent; • Evaluate options for bringing the Plan and Zoning into compliance; • Recommend amendments to the Future Land Use Map or area-wide rezones to ensure that the Plan and Zoning are mutually supportive and consistent.

Section A. Proposed Scope of Work

1. Area of Applicability

Areas subject to this review and potential amendment are located City-wide. The following map shows the location and distribution of sites where the current Land Use Designation and Zoning are inconsistent and subject to review. An interactive map is available at <https://wspdsmap.cityoftacoma.org/website/FLUM/> to enable a closer identification of properties subject to review. The colors on the map indicate the proposed Designation in the One Tacoma Plan.



2. Background

Updating and implementing the Comprehensive Plan broadly and the Future Land Use Map specifically has been a multi-phased effort that has been ongoing since 2013. The following is a summary of past phases and accomplishments.

2013 - The City embarked on a multi-phase, multi-year project intended to revise and update the Comprehensive Plan's land use designation approach, from the Land Use Intensities system to a more simplified and easily understood classification system.

The first phase was accomplished as part of the 2013 Amendment to the Comprehensive Plan adopted by the City Council on June 25, 2013, per Ordinance No. 28158. This first phase amended the Growth Strategy and Development Concept Element of the Comprehensive Plan to include new designations for the mixed-use centers and shorelines. This phase also adopted the overall classification

2015 – As part of the required periodic update to the Comprehensive Plan, the City concluded the application of the new Land Use Designations, and replacing the land use intensities. The Comprehensive Plan was adopted by the City Council on December 1, 2015, per Ordinance No. 28335.

2016 – Following the adoption of the Comprehensive Plan the City shifted towards implementation of the Future Land Use Map through area-wide rezones. The 2016 Amendment to the Comprehensive Plan and Land Use Regulatory Code included a series of area-wide rezones to ensure consistency between Plan and Code. These amendments were in limited areas. The rezones were adopted by the City Council on August 16, 2016, per Ordinance No. 28376.

3. Policy Framework

Growth Management Act

The City's Comprehensive Plan, including the Future Land Use Map, was developed in accordance with both the procedures and the substantive requirements of the Growth Management Act (GMA). In addition to guiding the development of local Comprehensive Plans, the GMA also requires that development regulations conform to and implement the locally-adopted Plans. RCW 36.70A.040 states that "...the county and each city located within the county shall adopt a comprehensive plan under this chapter and development regulations that are consistent with and implement the comprehensive plan..."

In addition, the GMA requires that local jurisdictions "...ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, including the accommodation of, as appropriate, the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, as adopted in the applicable countywide planning policies and consistent with the twenty-year population forecast from the office of financial management (RCW 36.70A.115)."

One Tacoma Plan

The Future Land Use Map (Figure 2 of the One Tacoma Plan) illustrates the City's intended future land use pattern through the geographic distribution of residential and commercial areas, the designation of mixed-use and manufacturing/industrial centers, as well as shoreline and single-family detached designations. This land use distribution was a result of analysis of the One Tacoma Plan policies, existing land use and zoning, development

trends, anticipated land use needs and desirable growth and development goals. Various types of zoning and land use may be permitted within each of the designations. The map is to be used in conjunction with the adopted policies of the Comprehensive Plan for any land use decision.

The One Tacoma Plan contains policies that support implementation of the Comprehensive Plan land use designations through zoning and development standards in a way that provides predictability and consistency of application while also allowing adequate flexibility to support a diverse set of housing, commercial and industrial uses. Policy UF-1.2 states that the City should “Implement Comprehensive Plan land use designations through zoning designations and target densities shown in Table 3, Comprehensive Plan Land Use Designations and Corresponding Zoning.” Furthermore, policy UF-1.1 states that the City should “ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth.”

The policies of the Growth Management Act and the One Tacoma Plan support the implementation of Plan policies and the internal consistency of Plan and implementing regulations.

Applicable Urban Form Policies

Policy UF–1.3 Promote the development of compact, complete and connected neighborhoods where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools and parks, that support a variety of transportation options, and which are characterized by a vibrant mix of commercial and residential uses within an easy walk of home.

Policy UF–1.4 Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma’s residential areas.

Policy UF–9.1 Encourage transit-oriented development and transit-supportive concentrations of jobs and housing, and multimodal connections, at and adjacent to high-frequency and high-capacity transit stations.

Applicable Design and Development Policies

Policy DD–1.9 Encourage development, building and site design that promote active living.

Policy DD–4.2 Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages. Allow adaptive reuse of existing buildings and the creation of accessory dwelling units to serve the changing needs of a household over time.

Policy DD–9.1 Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.

Applicable Housing Policies

Policy H–1.1 Maintain sufficient residential development capacity to accommodate Tacoma’s housing targets.

Policy H–1.3 Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include single family dwelling units; multi-dwelling

units; small units; accessory dwelling units; pre-fabricated homes such as manufactured, modular; co-housing and clustered housing.

Policy H–1.5 Apply zoning in and around centers that allows for and supports a diversity of housing types.

Policy H–3.3 Promote transit supportive densities along designated corridors that connect centers, including duplex, triplex, cottage housing, and townhouses.

Policy H–5.7 Encourage site designs and relationship to adjacent developments that reduces or prevents social isolation, especially for groups that often experience it, including older adults, people with disabilities, communities of color, and immigrant communities.

4. Objectives

Would the proposed amendment achieve any of the following objectives?

- **Address inconsistencies or errors in the Comprehensive Plan or development regulations;**

Historically, the City of Tacoma has had embedded inconsistencies between the Comprehensive Plan and Zoning District boundaries. These inconsistencies were studied and discussed as part of the Comprehensive Plan update in 2015. One of the high priority actions identified in the One Tacoma Plan is to begin a multi-phase effort to rectify these inconsistencies between the land use designations in the Plan and the implementing zoning. Both state law in the Growth Management Act and local ordinances require that the City bring the zoning districts into conformance with the Plan or to amend the Plan to be consistent with the existing zoning. Ultimately, the Plan and Code must be internally consistent.

- **Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;**

In the past several years the City has seen an increase in demand for housing and escalating housing prices. The current site-rezone process adds time, cost and uncertainty to development projects that can create a barrier to meeting current housing demand. The types of housing supported by the potential rezones would increase the diversity of housing choices and price ranges accessible to different income levels. However, the current scope of work is based on existing policies and is not a direct response to changing circumstances.

- **Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or**

The potential rezones would implement area-wide zoning in areas that have been planned to accommodate new residential and commercial development. These potential rezones would better reflect the City's policies to focus growth along corridors and high frequency transit, to implement transitions between higher and lower intensity uses, and to support an increase in housing choices within proximity of designated Mixed-use Centers.

- **Enhance the quality of the neighborhood.**

Zoning is a means to facilitate new opportunities for living, shopping, and working in the City. Where housing and services are built provides a key opportunity to: (1) enable people to meet more of their daily needs

locally, (2) strengthen neighborhoods, (3) improve equitable access to services, (4) support healthy, active living and (5) reduce greenhouse gas emissions and adapt to climate change.

5. Options Analysis

In considering the potential rezones, the Commission may consider the following options for improving the consistency between the One Tacoma Plan and Zoning:

- **Zoning Options and Future Land Use Map Amendments:** The attached options analysis (Attachment 1) provides a summary of options and criteria utilized for developing the initial preliminary zoning proposal. The Commission could consider the alternative criteria or approaches identified in this report.
- **Policy Flexibility:** Currently, the relationship between the FLUM designations and zoning is rigidly determined. The FLUM provides hard parameters on potential zoning. The Commission could also consider circumstances where a greater degree of flexibility is warranted. For example, there may be circumstances where the unique situation of a specific property does not warrant a Comprehensive Plan change, but where “inconsistent” zoning may be appropriate to support other goals of the One Tacoma Plan.
- **Site Rezones:** An additional option the Commission can consider is whether there are specific circumstances in which site rezones are preferable to area-wide rezones. While the general policy approach is to reduce the dependence on site rezones to implement the appropriate zoning districts, the site rezones may, in some circumstances, provide an appropriate alternative. For example, the R-4 District allows heights up to 60’, which could impact adjacent views or result in significant traffic or other impacts on adjacent uses that can be mitigated to a greater extent through a site rezone review.
- **Public Comment and Testimony:** Following the public review and comment period, the Commission will have the opportunity to consider public testimony and request modifications to the proposed amendments.
- **Further Study:** In some cases, the Commission may determine that based on the potential impacts, public testimony, or other concerns, that further study or a broader planning effort is necessary to support the City’s policies, reconsider City policies, or to adequately address community input.

6. Public Outreach and Engagement

In support of the amendment, staff has held a series of public open houses in each City Council District. Over 22,000 taxpayer notices were sent to potentially affected parties, Facebook and other social media were utilized to advertise the events, and staff distributed digital communications, including a Manager’s Letter, broadly to interested parties. At this time, four of the five events have been completed. Approximately 250 people have attended these events and many other have communicated directly with staff. Comments provided to staff are available online at www.cityoftacoma.org/flum.

7. Impacts Analysis

Staff will prepare a non-project SEPA review based on the Commission’s approval of a public review draft. Key issues to be reviewed included traffic impacts, visual impacts, as well as impacts on the City’s housing supply, critical areas, and known historic and cultural resources.

8. Supplemental Information

Attachment 1: Options Analysis

Attachment 2: Housing and Zoning Data Summary

9. Exhibits

A. Proposed Area-wide Rezones (PDF)

B. Proposed Future Land Use Map Amendments (PDF)

Options Analysis

On September 19, 2018 and December 19, 2018 the Planning Commission considered options and criteria for improving the consistency between the One Tacoma Plan and Zoning and provided staff guidance to create a preliminary Zoning and Future Land Use Map Amendment.

The following summaries are based on an identified issue and specific guidance provided by the Planning Commission.

Commercial Zones:

The Issue: In some cases, properties are identified in the Future Land Use Map for multifamily development, but are currently zoned commercial. This is primarily the result of Transition District site rezones that were approved for multifamily developments. The Transition District (T) is considered a commercial zoning district, even though one of the primary uses of the district is for townhouse or low-density multifamily uses. Rezoning these developments to a consistent multi-family zone would potentially remove any concomitant zoning agreements that were placed on the rezone and would reduce the development potential of these sites.

Planning Commission Preliminary Approach: The Commission's preliminary recommendation is to maintain the existing zoning and amend the Future Land Use Map for consistency.

- Alternative Approach: The Commission could alternatively consider rezoning these Transition Districts to the closest residential zone that matches the existing development.

Planned Residential Developments:

The Issue: In certain cases, Planned Residential Developments were established with a single-family base zone (R-2) but in areas that were designated in the Comprehensive Plan for a higher residential density. The following are factors for Planning Commission consideration:

- a. PRDs have special rezoning procedures. Given the procedures required to change the zoning within a Planned Residential Development, area wide rezones are not a feasible tool for changing the zoning in these areas. Staff will identify areas within the scope of work that are currently zoned "PDR" and evaluate alternatives that the Commission may consider.
- b. Single Family PRDs are consistent with the Single Family Designation and Multi-family (low density) Designation. Planned Residential Districts are one of the means with which a single-family base zone can be modified to allow alternative residential building types and uses. The policy intent for Single Family Land Use Designations recognizes the limited allowance for other types of residential development.

Planning Commission Preliminary Approach: The Commission's preliminary recommendation is to maintain the existing PRD Zoning Classification and amend the Future Land Use Map for consistency.

- Other Options: The Commission could consider maintaining the existing land use designation and future flexibility for a PRD modification to a multi-family zoning category.

Split Zones:

The Issue: In some cases, parcels are included within the scope of review as a result of split zoning and/or split designations. In the past, zoning districts were often drawn at a specific distance from the right-of-way. Recent practice is to draw zoning lines following parcels, except in unique situations. Split zoning can be problematic for use and development as the use of the site must generally comply with both zoning districts.

Planning Commission Preliminary Approach: Apply the majority zone to the full site and where feasible, draw the zoning lines on an area-wide basis following logical parcel lines.

- Other Approaches: The Commission could consider maintaining the existing split zoning and modifying the designations to conform to the zoning or taking a parcel by parcel approach to determining zoning boundaries.

School and Park Properties:

The issue: School and park properties have frequently had mismatched zoning and land use designations. As a result of past reviews, only a few sites remain to be addressed as part of this review. This issue was addressed for high schools and higher education through the implementation of a Major Institutional Campus designation in the Future Land Use map. However, there are several elementary schools that retain a mismatch between the Land Use Designation and the current zoning as well as several park and recreation properties. Rezoning schools and parks can be problematic because it can create community concern that the City's intent is facilitate a change in use or redevelopment. The underlying zoning typically does not affect school or park function in these circumstances.

Planning Commission Preliminary Approach: Amend the Future Land Use Map for consistency with existing zoning.

- Alternative Approach: Alternatively, the Commission could consider rezoning the schools to comply with the Future Land Use Map.

Multifamily (high density) in a View Sensitive District (VSD):

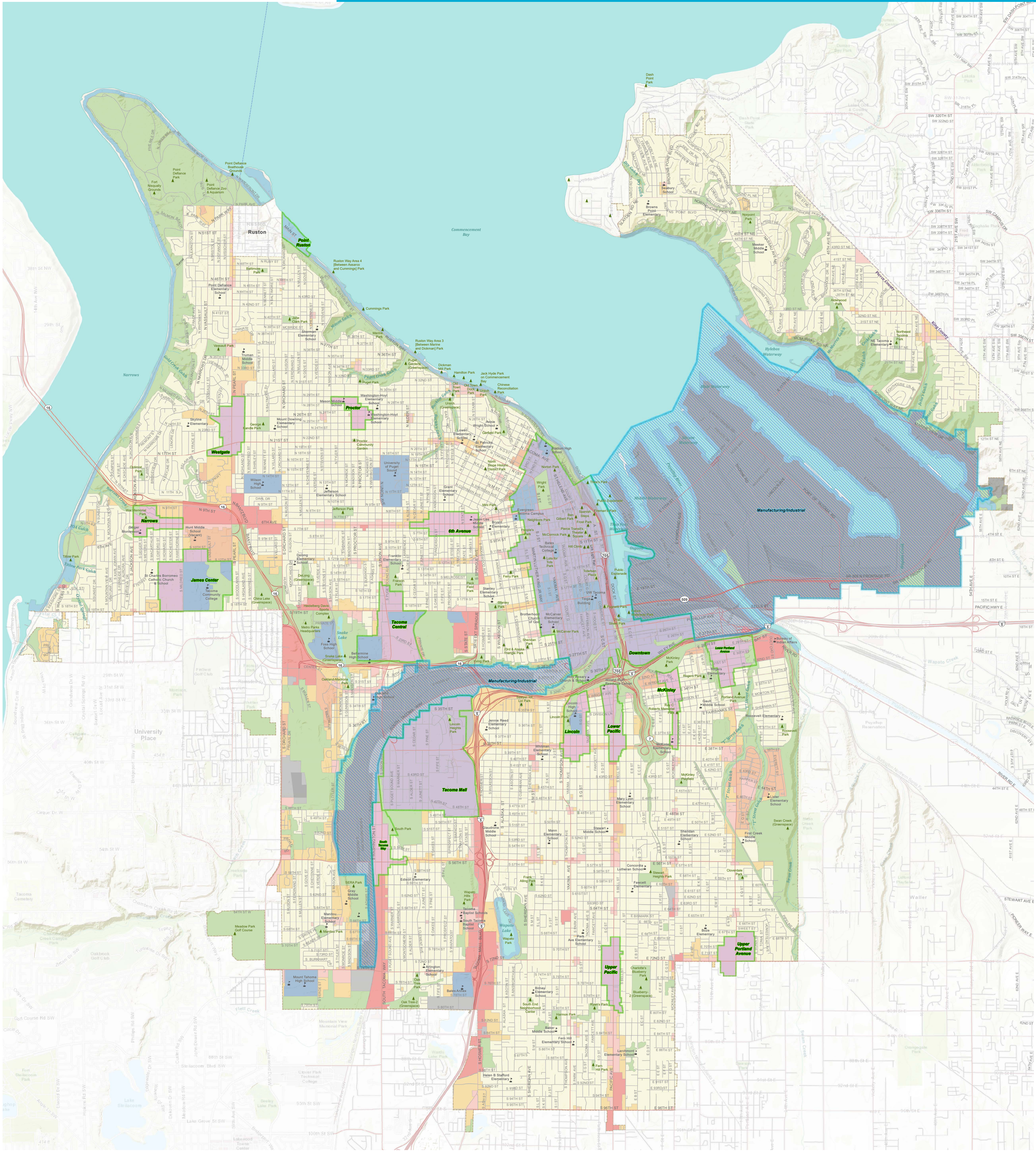
The issue: In several limited circumstances, properties within the View Sensitive District Overlay (VSD) are designated for Multi-family (high density). The View Sensitive District Overlay Zone typically limits new development to 25 feet in height, whereas the R-4 and R-5 high density multifamily zoning districts allow heights between between 65 and 150 feet.

Planning Commission Preliminary Approach: Staff recommends designating these properties Multi-family (low density). This designation would continue to implement the general land use policy for these properties while also improving consistency with the View Sensitive Overlay. The properties that fall within this category are currently zoned for Multi-family (low density). As a result, the FLUM modification would create internal consistency with both the VSD and the current zoning.

- Alternative Approach: Maintain the existing Multi-family (high density) designation and apply appropriate zoning.

Zoning Selection Criteria: Each Land Use Designation is associated with multiple potential zoning districts. The Commission approved the following criteria to assist the in weighing appropriate zoning options. For example, the Multi-family (low-density) Land Use Designation corresponds to both the R-3 and R-4L Zoning Districts.

1. Low Density Multifamily Designations. R-4L is appropriate where:
 - a. Transit access is high frequency or high capacity, or
 - b. On designated pedestrian streets, or
 - c. Within ¼ mile walkshed of a Mixed-use Center.
2. Multi-family High Density Designations: The Commission recommended applying only the R-4 Multifamily High Density Zoning District. The R-5 District allows development up to 150 feet in height, a scale of development that is only otherwise allowed in the City's designated Regional Growth Centers. In addition, the potential impacts from such a scale of development are more appropriately reviewed within the context of a site rezone application where greater project details can be reviewed and conditions placed on the proposed development to address potential off-site impacts.

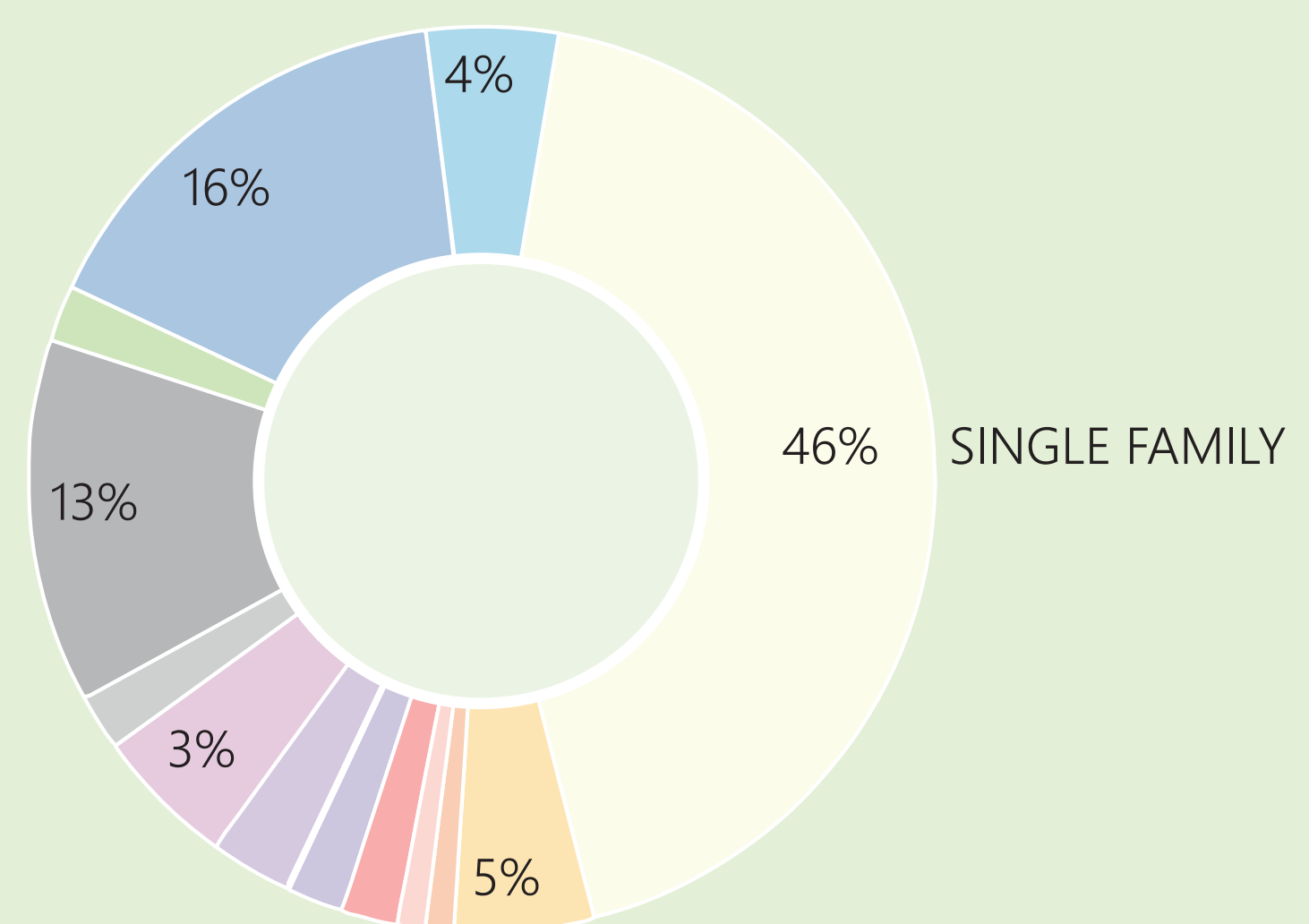


Land Use Designations

- Single Family Residential
- Multi-Family (Low Density)
- Multi-Family (High Density)
- Neighborhood Commercial
- General Commercial
- Downtown Regional Growth Center
- Tacoma Mall Regional Growth Center
- Crossroads Mixed-Use Center
- Neighborhood Mixed-Use Center
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Major Institutional Campus
- Shoreline

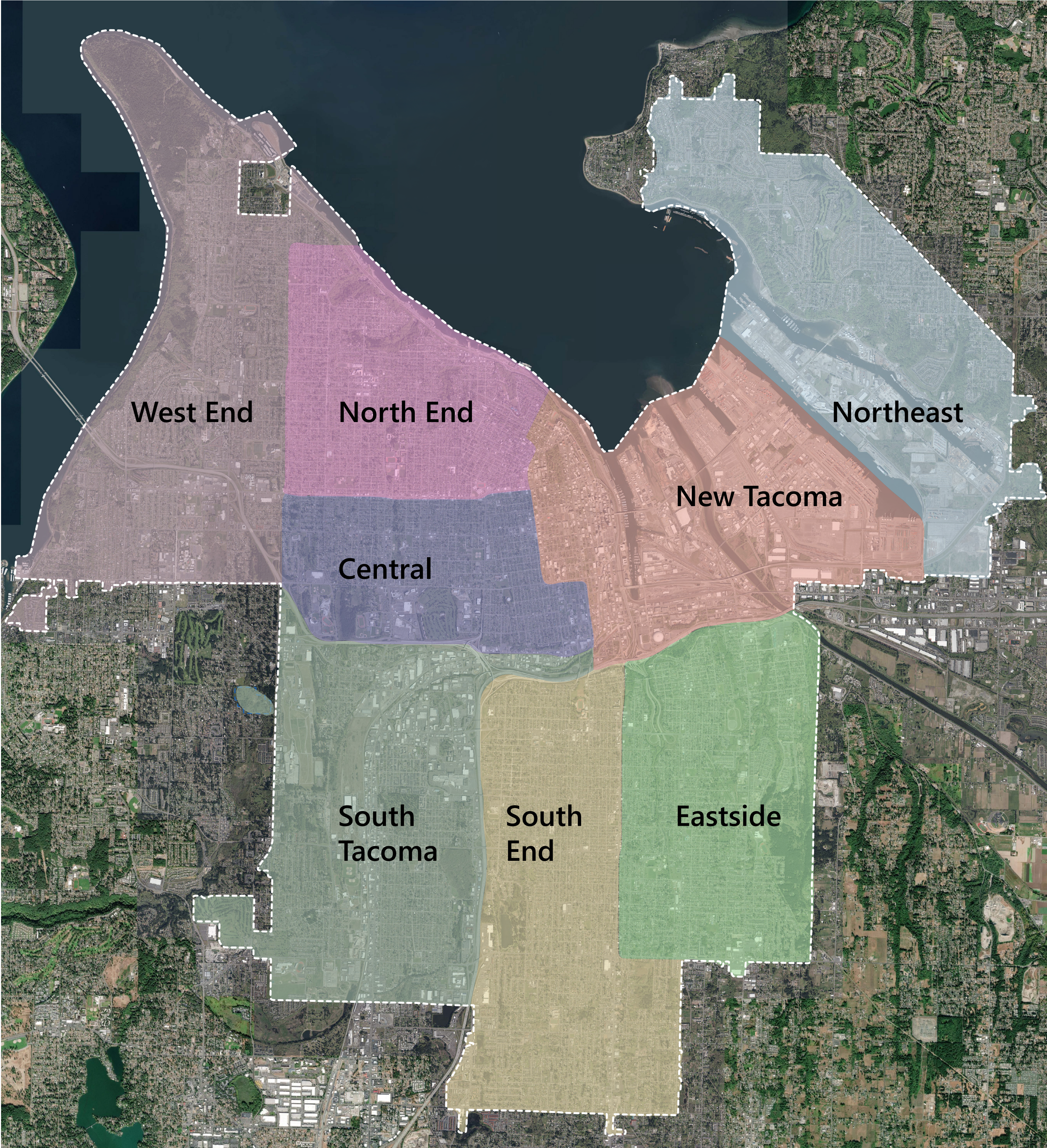
Manufacturing / Industrial Center

- Mixed Use Centers
-

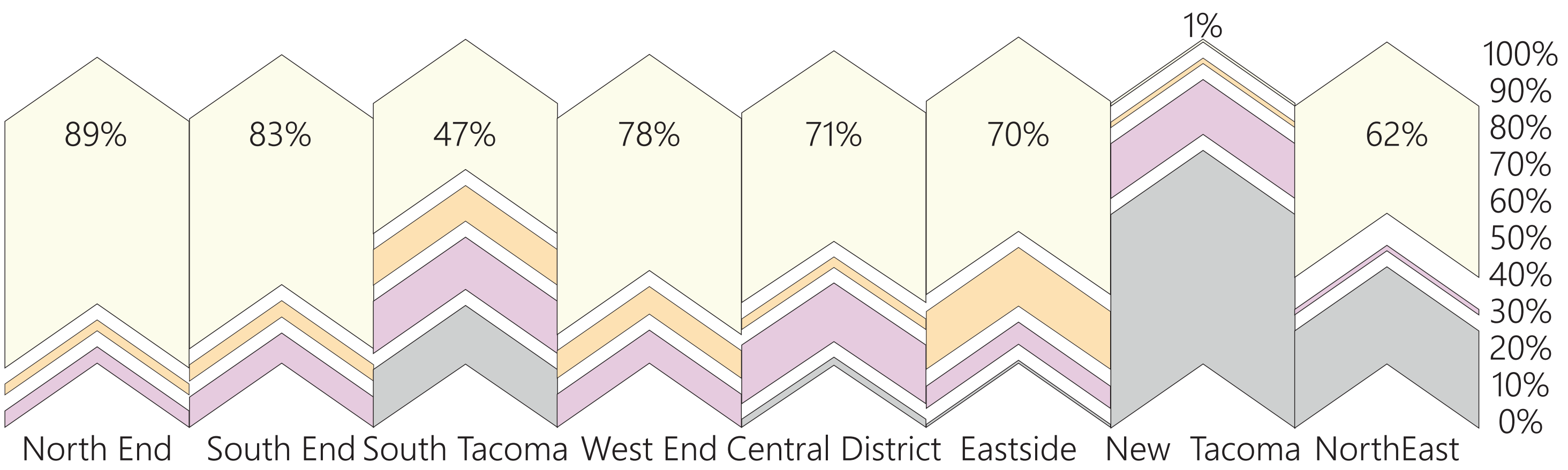
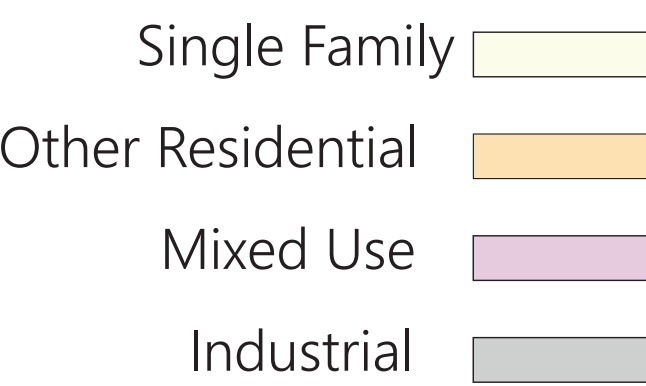


HOUSING TYPES

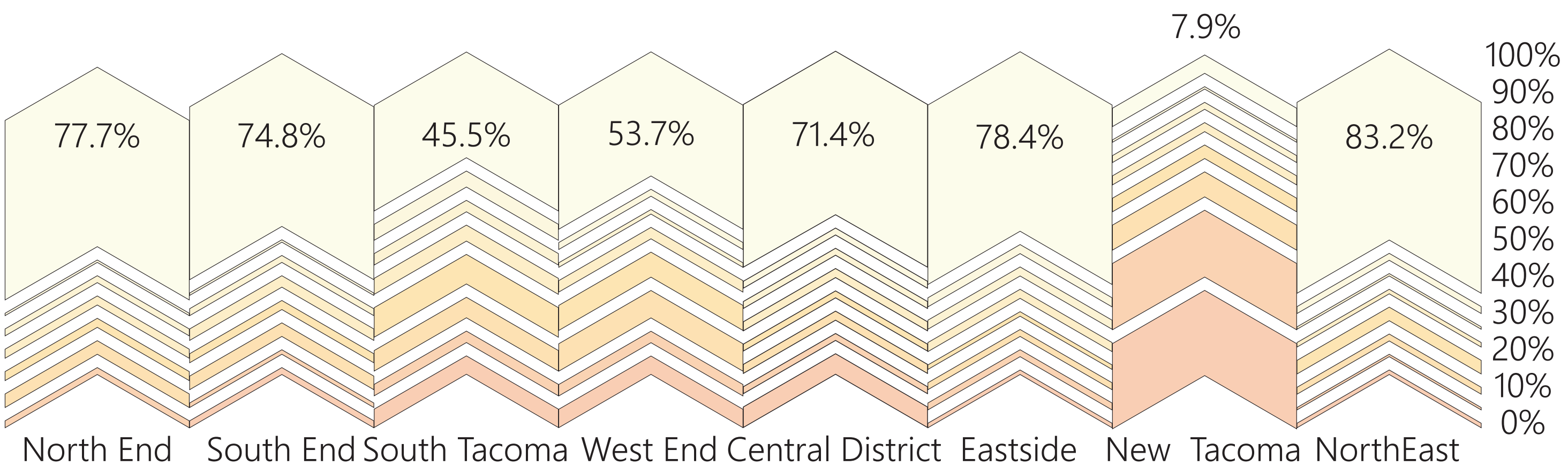
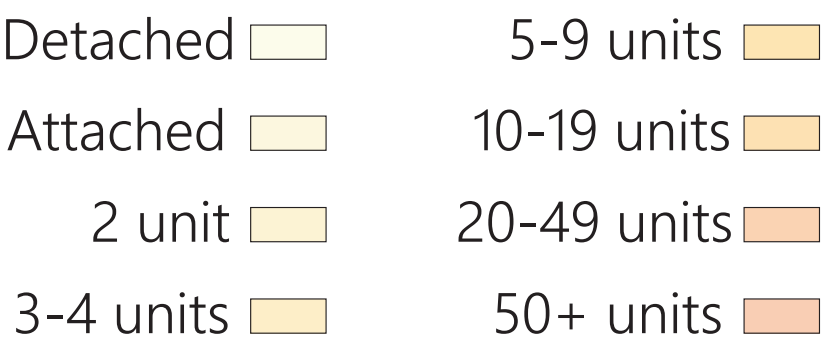
The following map identifies eight Neighborhood Council areas throughout Tacoma. The data below is presented in accordance with these areas.





























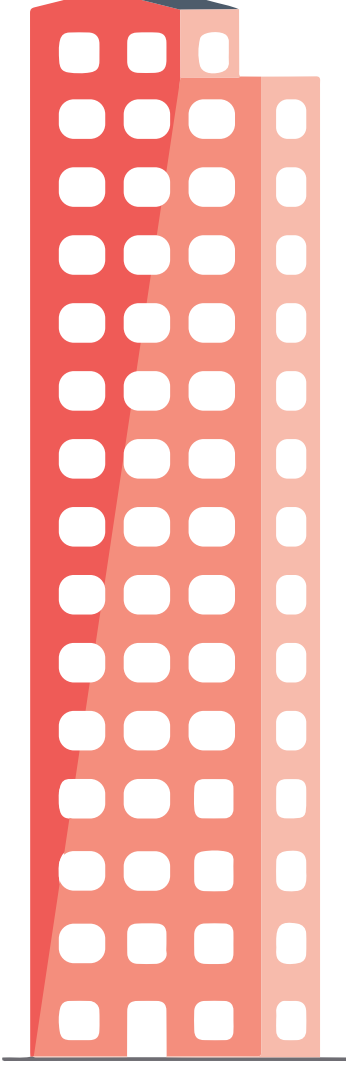
Future Land Use Designations By Neighborhood Council



Quantity of Housing by Type in Each Neighborhood Council District



ALLOWED HOUSING TYPES

	R-1	R-2	R-3	R-4L	R-4	R-5
 <p>Single Family</p>						
 <p>Duplex</p>						
 <p>Triplex</p>						
 <p>Condo/Townhouse</p>						
 <p>Condos/Apartments</p>						
 <p>Hi-Rise Apartments</p>						
<i>Zoned Area</i>	<i>8%</i>	<i>50%</i>	<i>4%</i>	<i>2%</i>	<i>1%</i>	<i>0.07%</i>

- GOAL H-1**
 Promote access to high-quality affordable housing that accommodates Tacomans’ needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.
- GOAL H-2**
 Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.
- GOAL H-3**
 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation include people with disabilities.
- GOAL H-4**
 Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.
- GOAL H-5**
 Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

Section II-A.1

Exhibits: Proposed R-3 Rezones

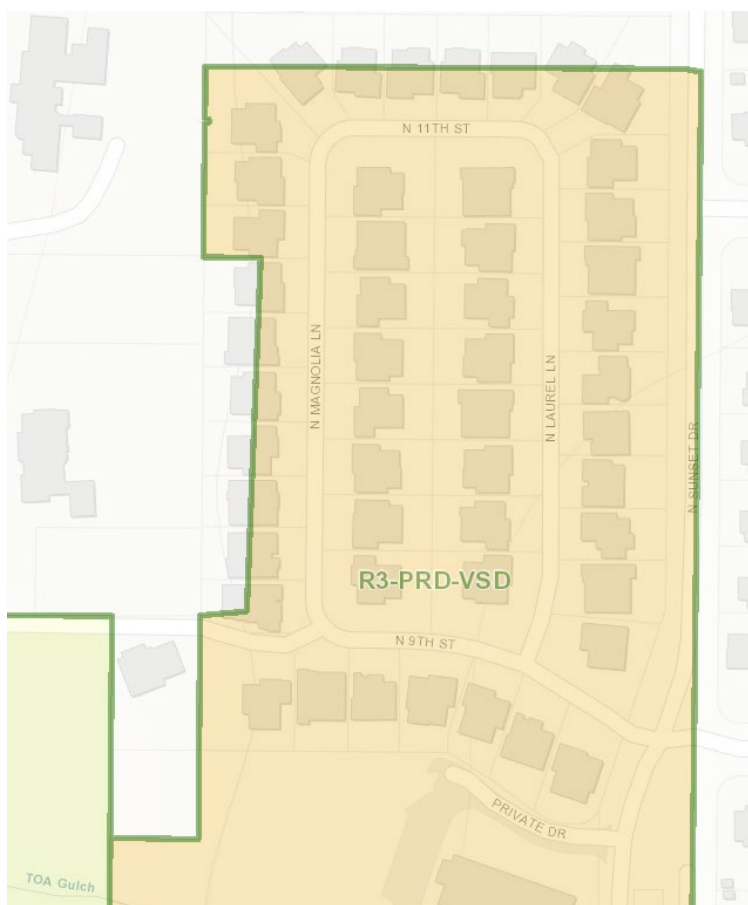


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

N. 9th/Magnolia

ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

R-3: Two-Family Dwelling District
PRD: Planned Residential Development
VSD: View Sensitive District
R-2: Single Family Dwelling District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The properties are currently split zoned between R-2 and R-3. The proposed zoning would ensure a common base zone of R-3 for these properties. The properties are part of a larger R-3 Planned Residential Development.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

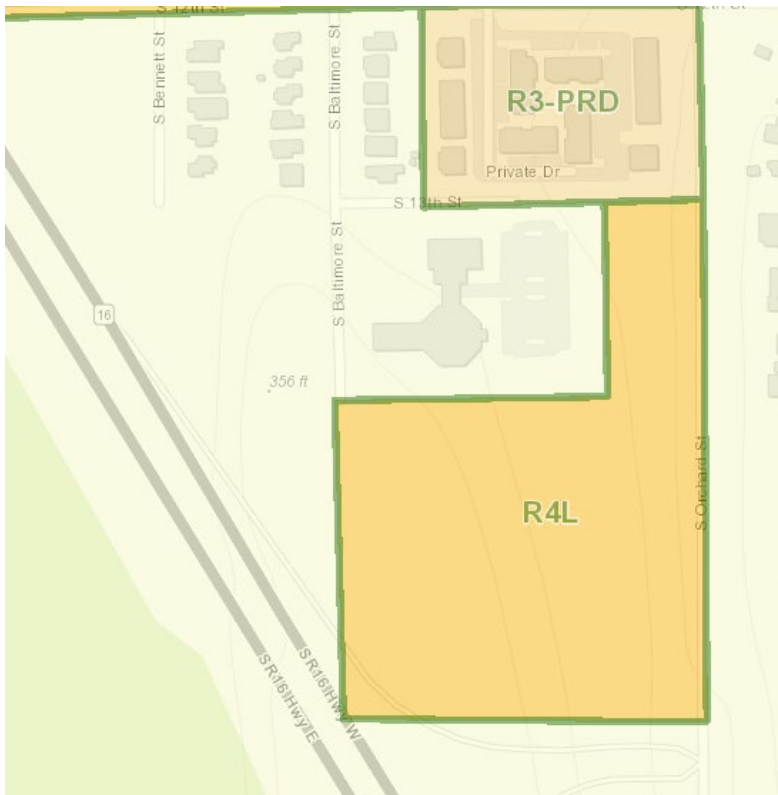


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. 12th and Baltimore

ZONING MAP: CURRENT ZONING DISTRICTS



PROPOSED ZONING DISTRICT: R-3 AND R-4L DISTRICTS



PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

What is the current zoning in this area?

R-2: Single Family Dwelling District
R-3: Two family Dwelling District
R-4L: Low Density Multiple Family Dwelling District
PRD: Planned Residential Development District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit.
3. The sites have access to the Scott Pierson Trail.
4. S. 12th is designated as a Pedestrian Street.
5. The proposed rezones are adjacent to multifamily zoning and uses.

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

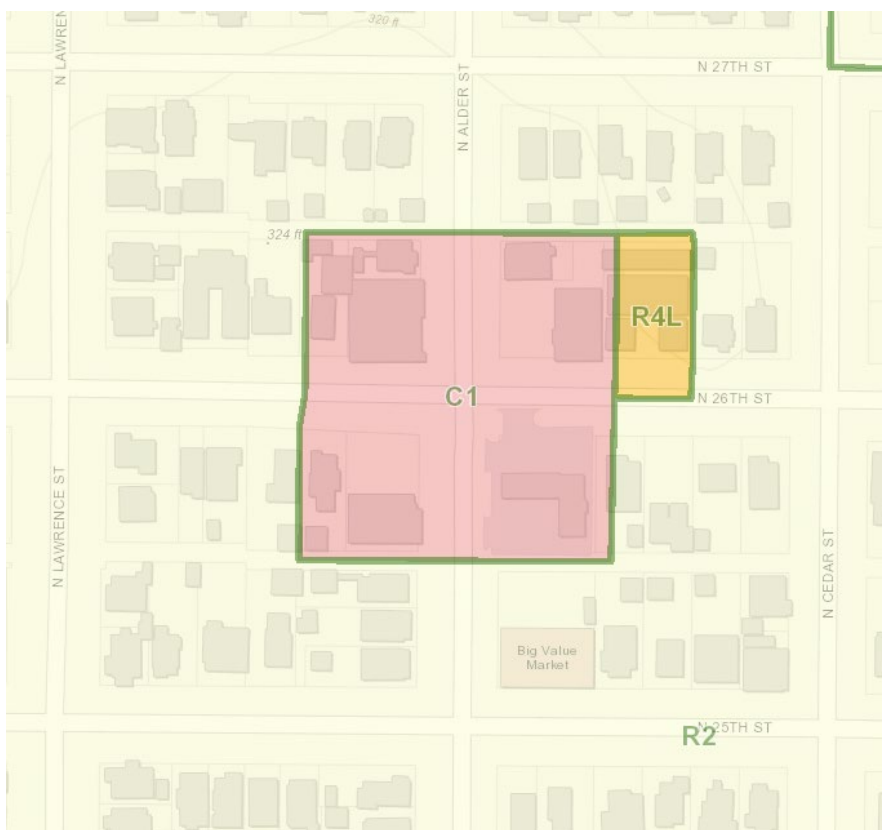


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

26th and Alder

ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

C-1: Neighborhood Commercial District
R-4L: Low Density Multiple Family Dwelling District
R-2: Single Family Dwelling District.

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit and has walkable street grid.
3. Proximity to commercial uses and open spaces.
4. Proposed rezones would create a low-intensity transition between commercial uses and single family residential areas.
5. Increasing potential housing options near amenities.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

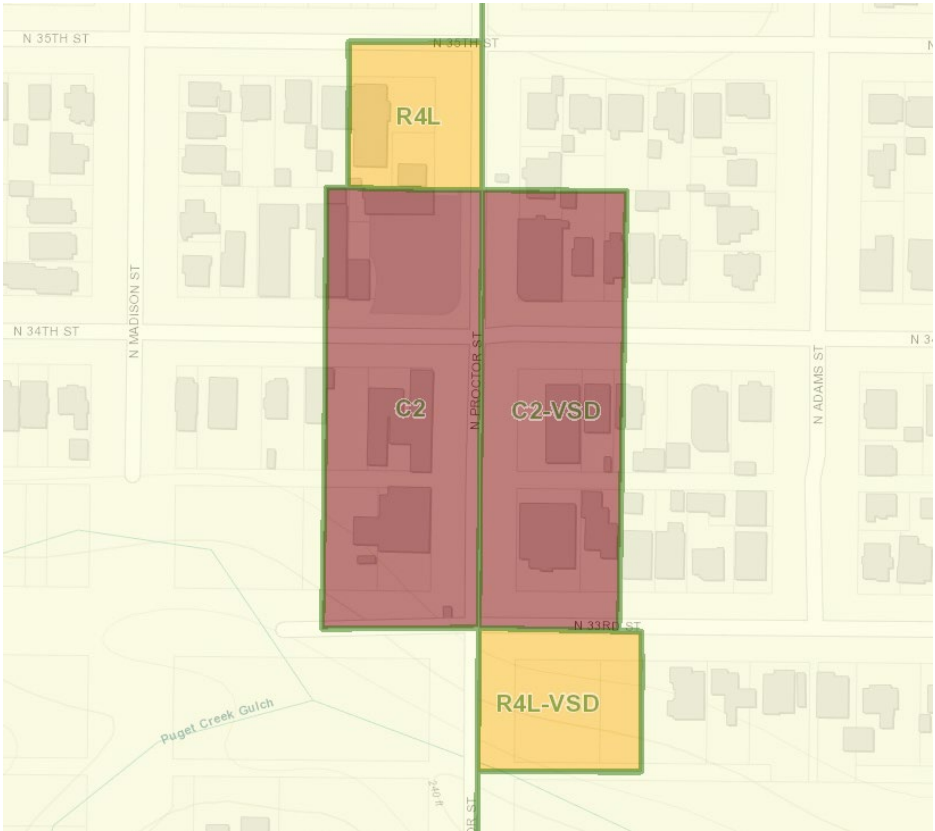
To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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2019 Comprehensive Plan and Land Use Regulatory Code Future Land Use Implementation

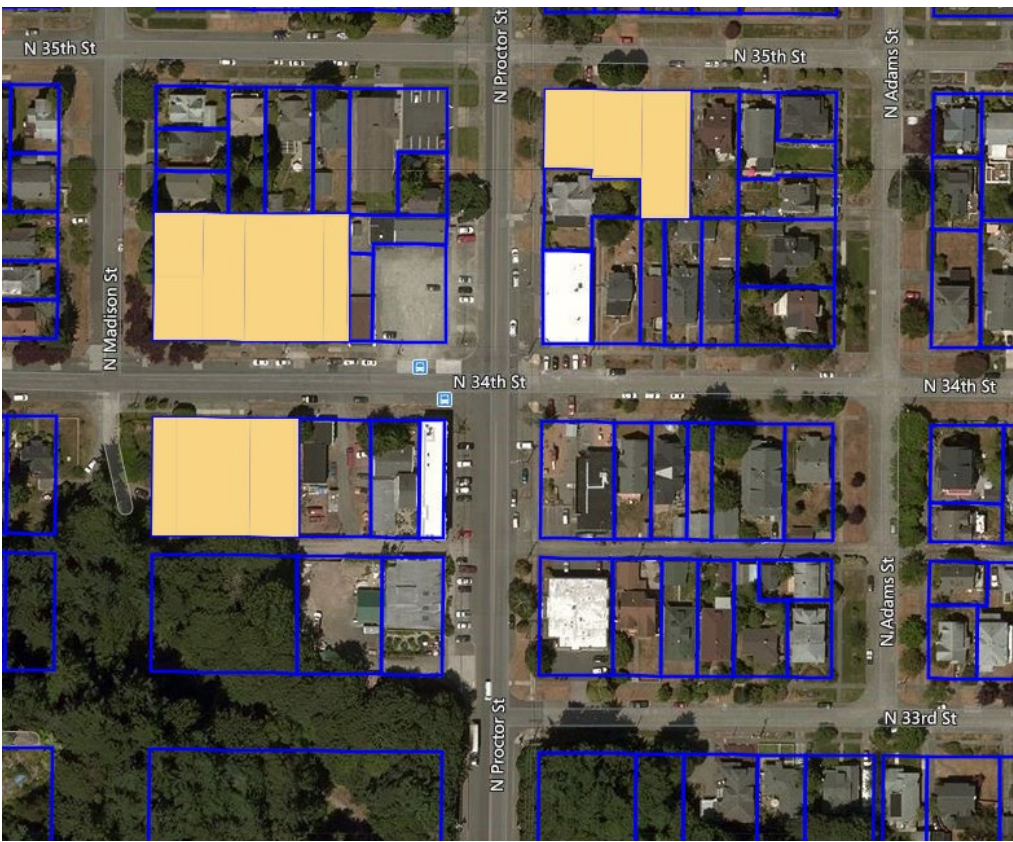
CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



What is the current zoning in this area?

R-2: Single Family Dwelling District
R-4L: Low Density Multiple Family Dwelling District
C-2: General Community Commercial District
VSD: View Sensitive Overlay District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit and has a walkable street grid.
3. Proximity to commercial uses and recreation.
4. Providing a low-intensity transition between commercial uses and single family residential areas.
5. Increasing potential housing options near amenities.

34th and Proctor

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description
The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone Description	R-3
Code Section	Two/three-family
Use	TMC13.06.100
Min. Standard Lot Area (sf)	TMC13.06.100.C.5
Min. Small Lot Area (sf)	5,000
Min. Standard lot width (ft)	4,500
Min. Small lot width (ft)	50
Bldg. Coverage (%)	30
Min. Density (units/acre)	50%
Max. Height (ft)	10
Setback Front (ft)	35
Setback Side (ft)	20
Setback Rear (ft)	5
Tree Canopy (%)	25
	30%

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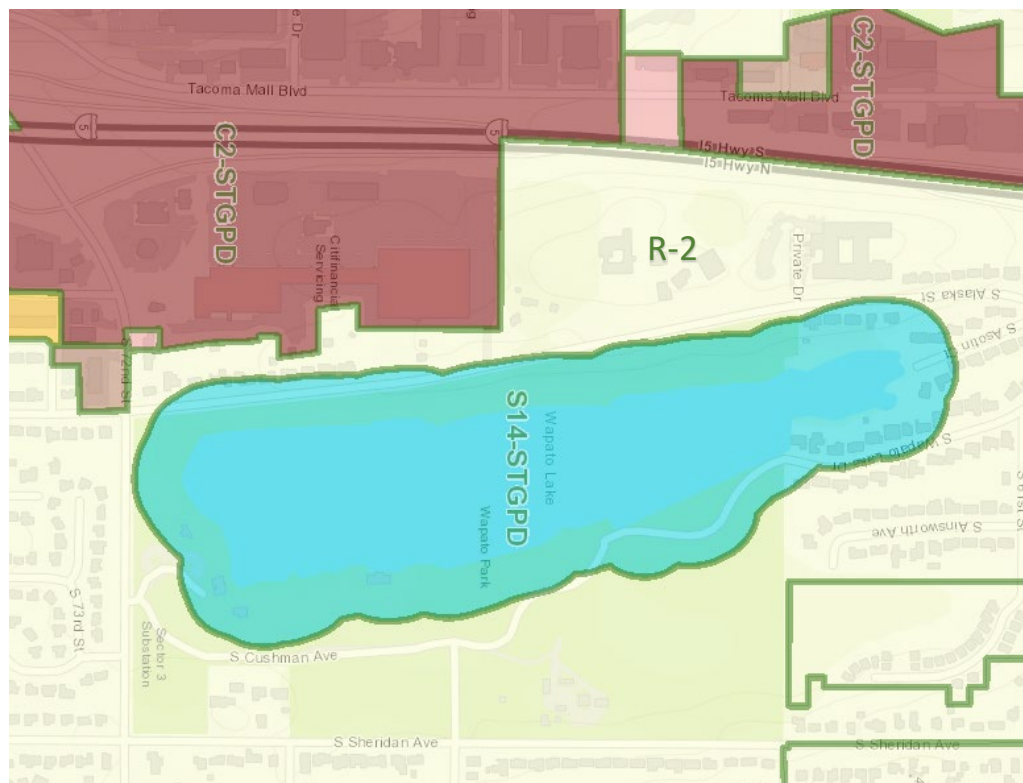
Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

ZONING MAP: CURRENT ZONING DISTRICTS



PROPOSED ZONING DISTRICT: R-3 TWO FAMILY DWELLING DISTRICT



S. 72nd and Alaska St.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

What is the current zoning in this area?

R-2: Single Family Dwelling District
C-2: General Community Commercial
S-14: Wapato Lake Shoreline District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit.
3. The area has direct access to Wapato Park and commercial shopping, including a grocery store.
4. Area has improved bicycle facilities.
5. Transition between commercial and recreational uses.

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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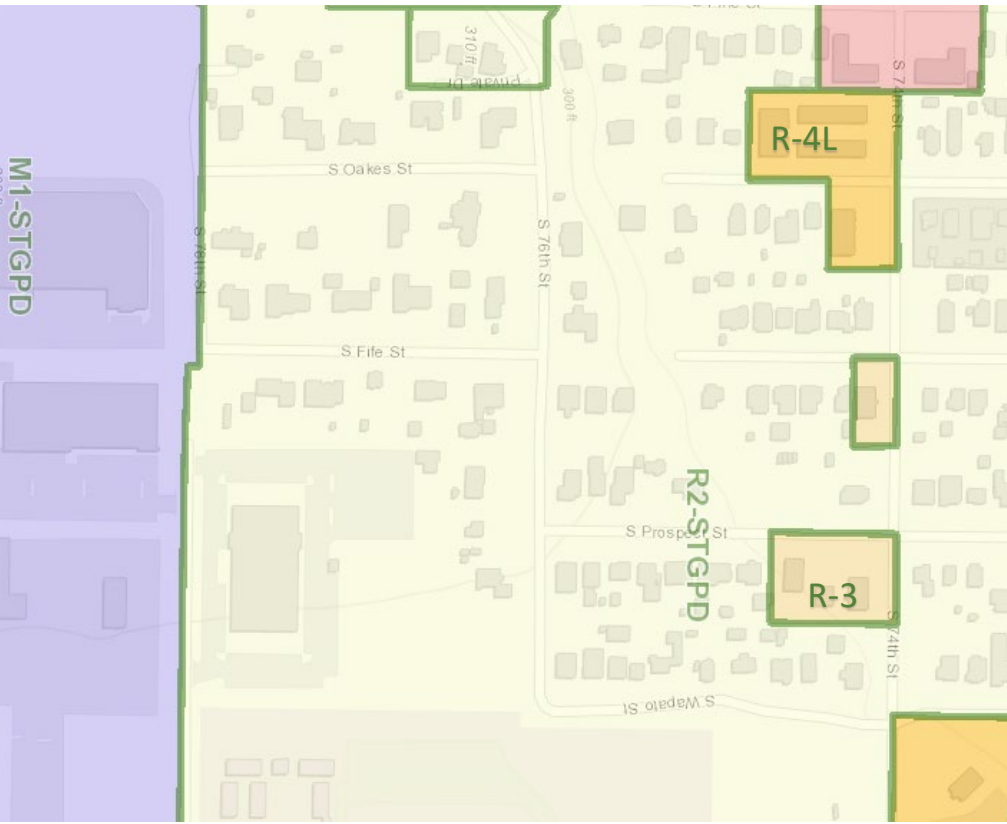


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. 76th and S. 74th

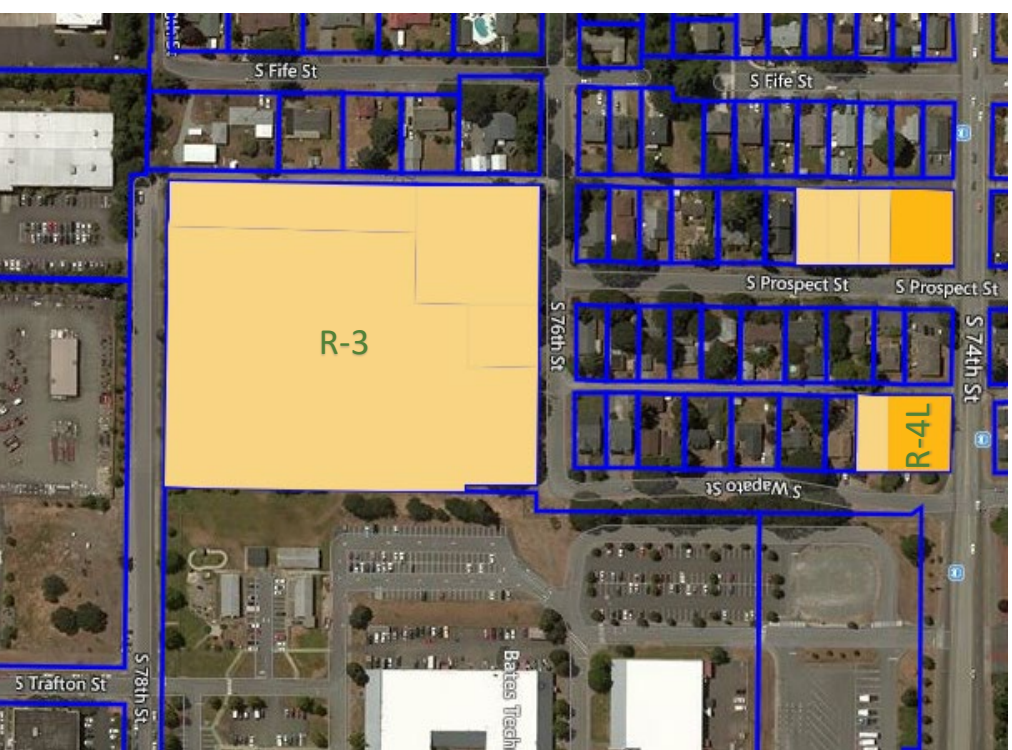
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

- R-2: Single Family Dwelling District
- C-1: Neighborhood Commercial District
- M-1: Light Industrial District
- R-3: Two Family Dwelling District
- R-4L: Low Density Multiple Family Dwelling District

PROPOSED ZONING DISTRICT: R-3 AND R-4L DISTRICTS



R-4L is proposed along the S 74th St. frontage, transitioning to R-3 to the south.

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit and S. 74th Street is designated as a Pedestrian Street.
3. The proposed rezones create a more consistent zoning along S. 74th Street.
4. Proposed zoning creates a potential transition between higher and lower intensity uses.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District

Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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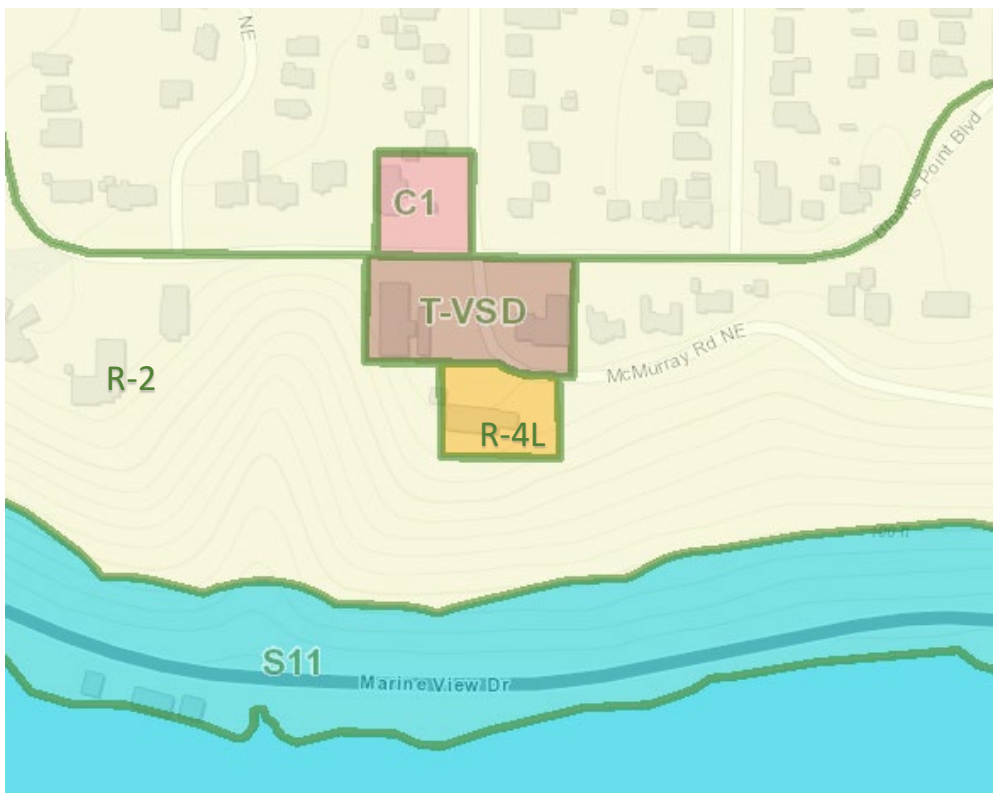


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

Norpoint Way NE

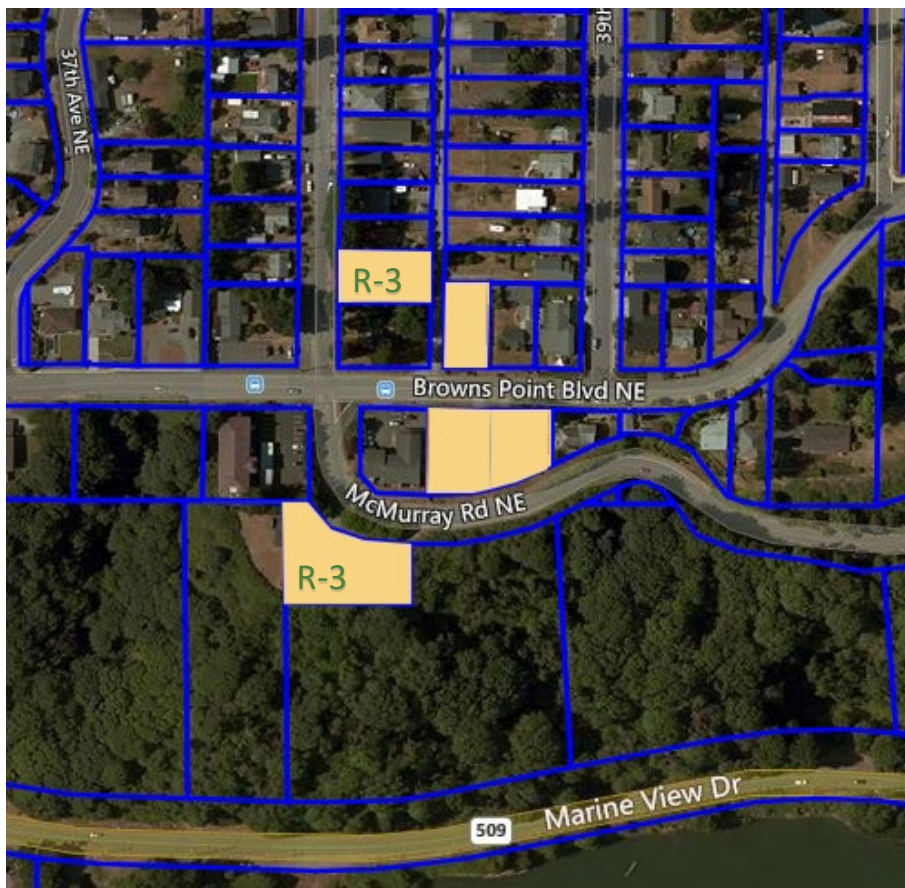
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

C-1: Neighborhood Commercial District
 R-4L: Low Density Multiple Family Dwelling District
 R-2: Single Family Dwelling District
 T: Transitional District
 VSD: View Sensitive District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by transit.
3. Proximity to Julia's Gulch trails and BPA Trail.
4. Providing a low-intensity transition between commercial uses and single family residential areas.
5. Adding potential housing choices.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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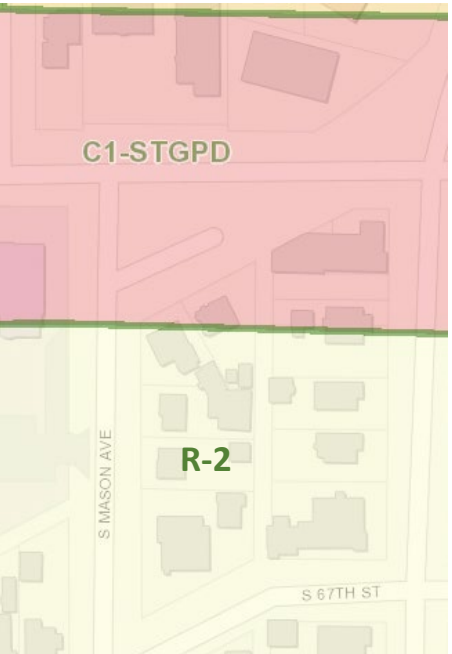


2019 Comprehensive Plan and Land Use Code Amendments

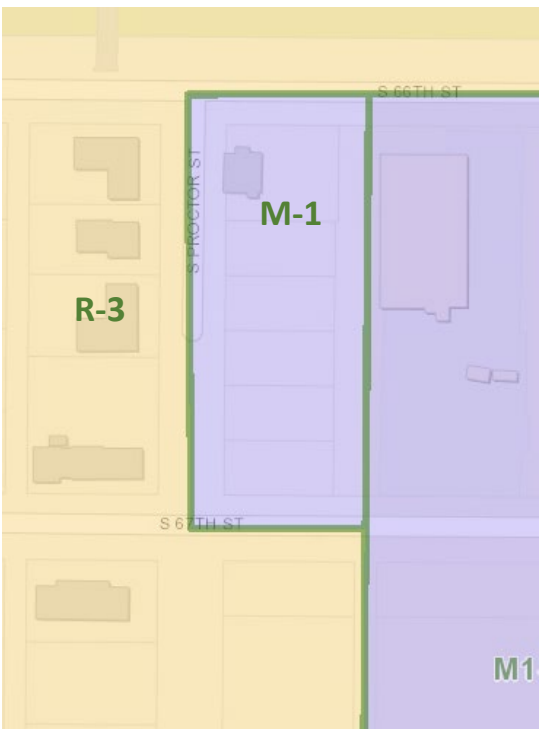
Future Land Use Implementation

S 67th Street

ZONING MAP: CURRENT ZONING DISTRICTS



67th and S Mason



67th and S Proctor

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



67th and S Mason



67th and S Proctor

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description
The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in this area?

- C-1: Neighborhood Commercial District
- R-4L: Low Density Multiple Family Dwelling District
- R-2: Single Family Dwelling District
- M-1: Light Industrial District

Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density)**.
- At 66th and S. Proctor, the properties were developed as residential uses in a light industrial zone.
- The proposed rezones are intended to create transitions between high intensity and lower intensity zoning districts.
- The area has existing transit service and is walking distance to the STAR Center.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

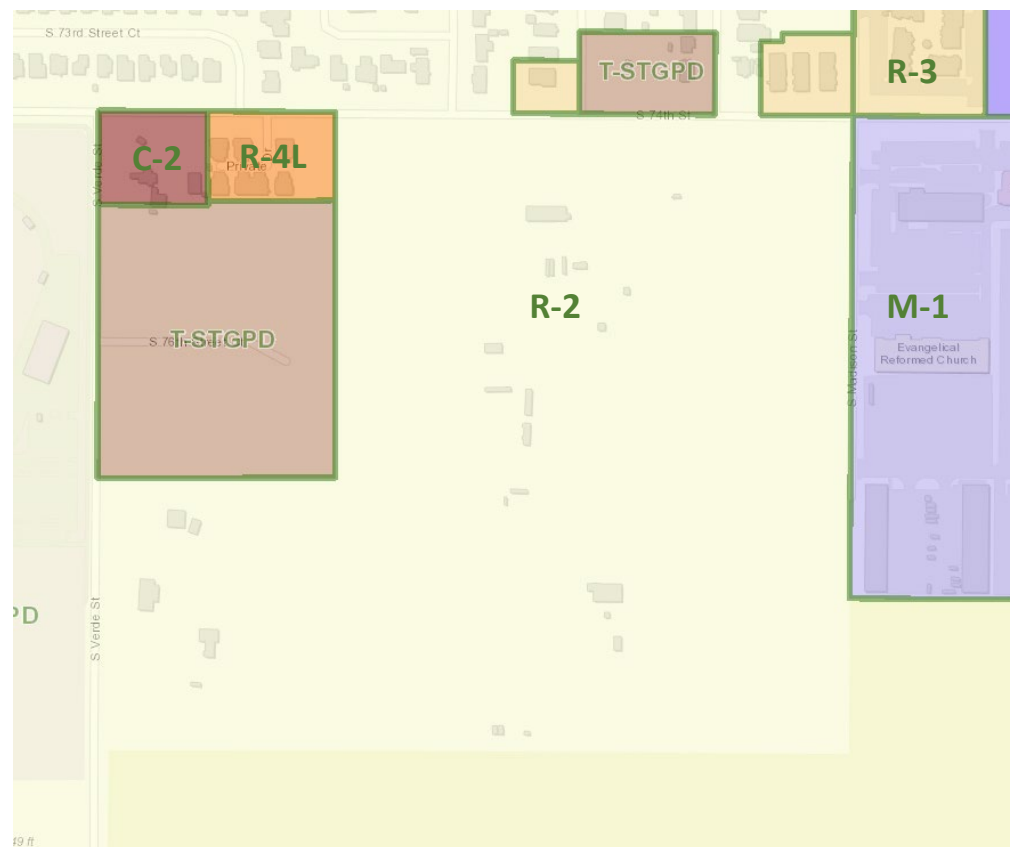
Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

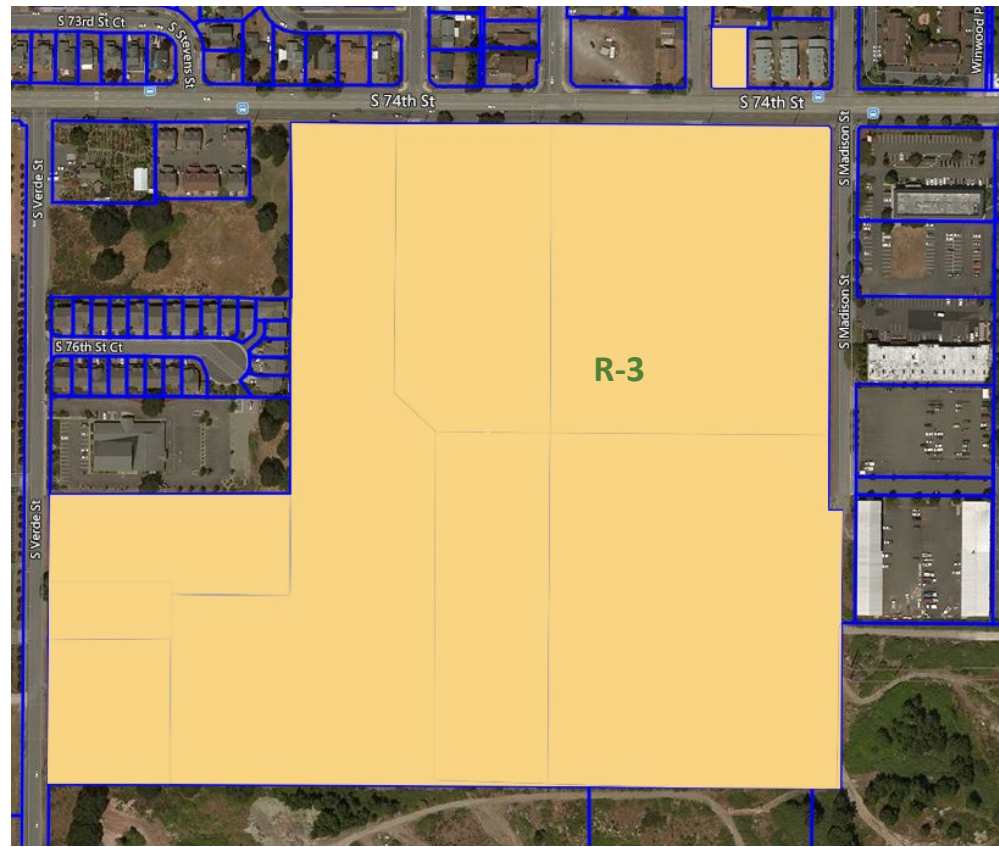
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

C-2: General Community Commercial District
 R-4L: Low Density Multiple Family Dwelling District
 R-2: Single Family Dwelling District
 R-3: Two Family Dwelling District
 M-1: Light Industrial Dwelling District
 T: Transitional District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation is split between Parks and Open Space, Neighborhood Commercial, and **Multi-family (low density)**.
2. The area is served by transit.
3. Providing a low-intensity transition between commercial uses and single family residential areas.
4. The current use is as a Tacoma Public Utility Substation.
5. The proposed rezone reflects a shift from commercial land supply to a potential for increased residential use and development.

S 74th and S Verde St

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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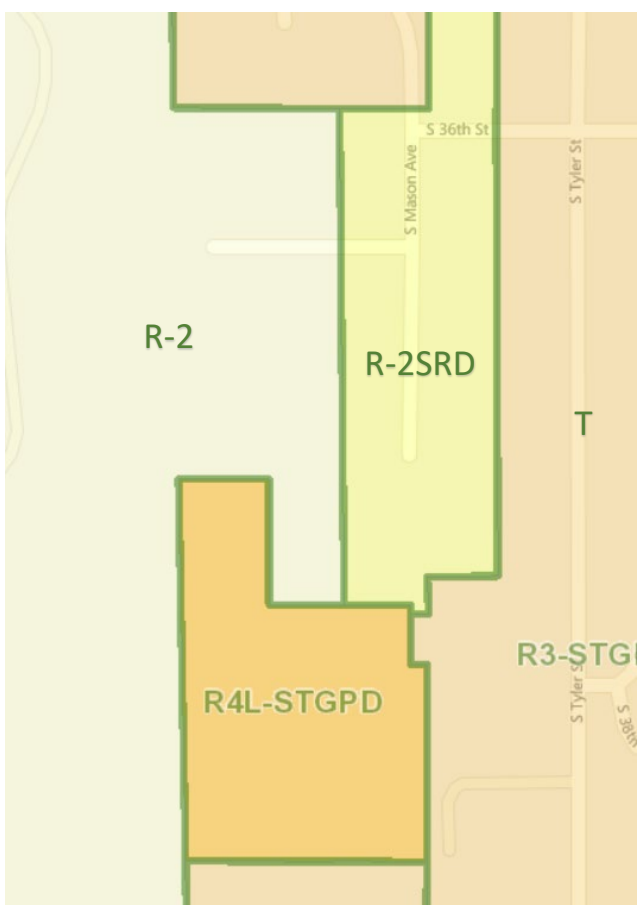


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. Mason and 36th

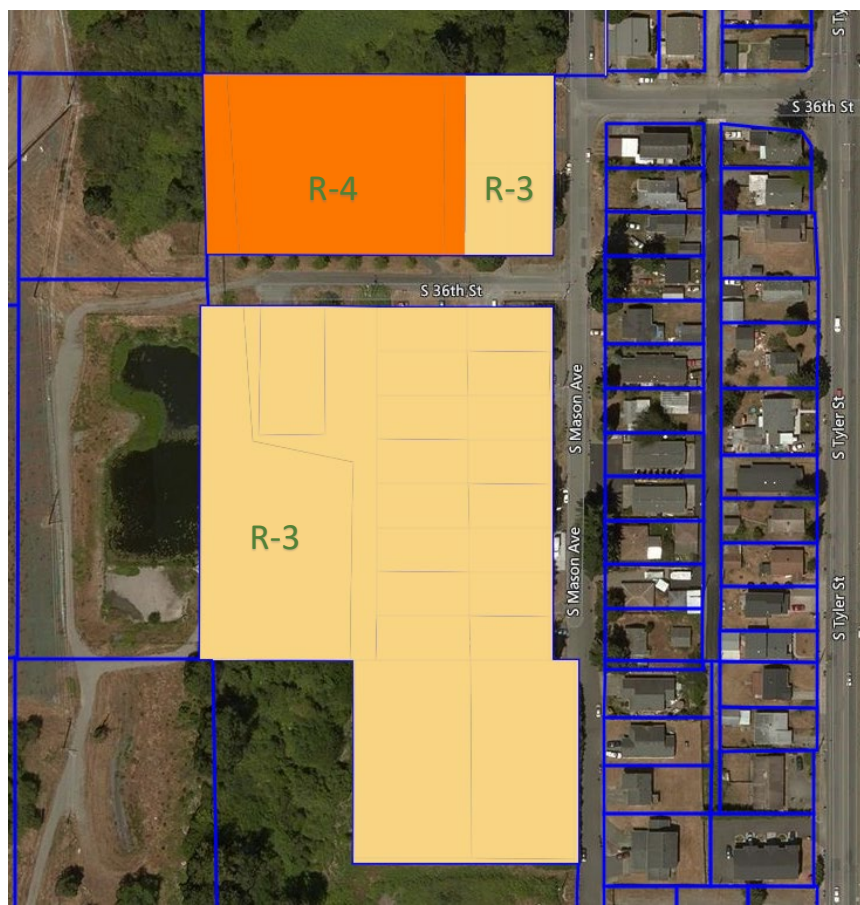
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

- R-4L: Low Density Multiple Family Dwelling District
- R-3: Two-Family Dwelling District
- R-2: Single Family Dwelling District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density)** and **Multi-Family (high density)** north of 36th.
- The intent is to address a gap in the current zoning.
- The area is currently a mix of multifamily zoning districts including some high density multifamily zoning.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone Description	R-3
Code Section	Two/three-family TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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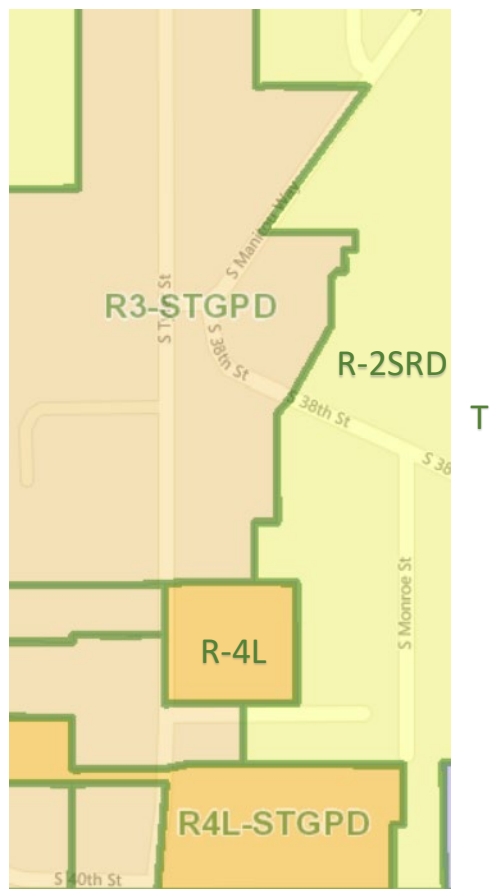


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. Tyler and S. 38th

ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

R-4L: Low Density Multiple Family Dwelling District
 R-3: Two-Family Dwelling District
 R-2SRD: Residential Special Review District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The intent is to rectify split zoned parcels and to create a logical zoning boundary based on parcel lines and streets.
3. The proposal would result in some rezones from higher intensity to lower intensity zones.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone Description	R-3
Code Section	Two/three-family
Use	TMC13.06.100
Min. Standard Lot Area (sf)	TMC13.06.100.C.5
Min. Small Lot Area (sf)	5,000
Min. Standard lot width (ft)	4,500
Min. Small lot width (ft)	50
Bldg. Coverage (%)	30
Min. Density (units/acre)	50%
Max. Height (ft)	10
Setback Front (ft)	35
Setback Side (ft)	20
Setback Rear (ft)	5
Tree Canopy (%)	25
	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. Tyler and 49th

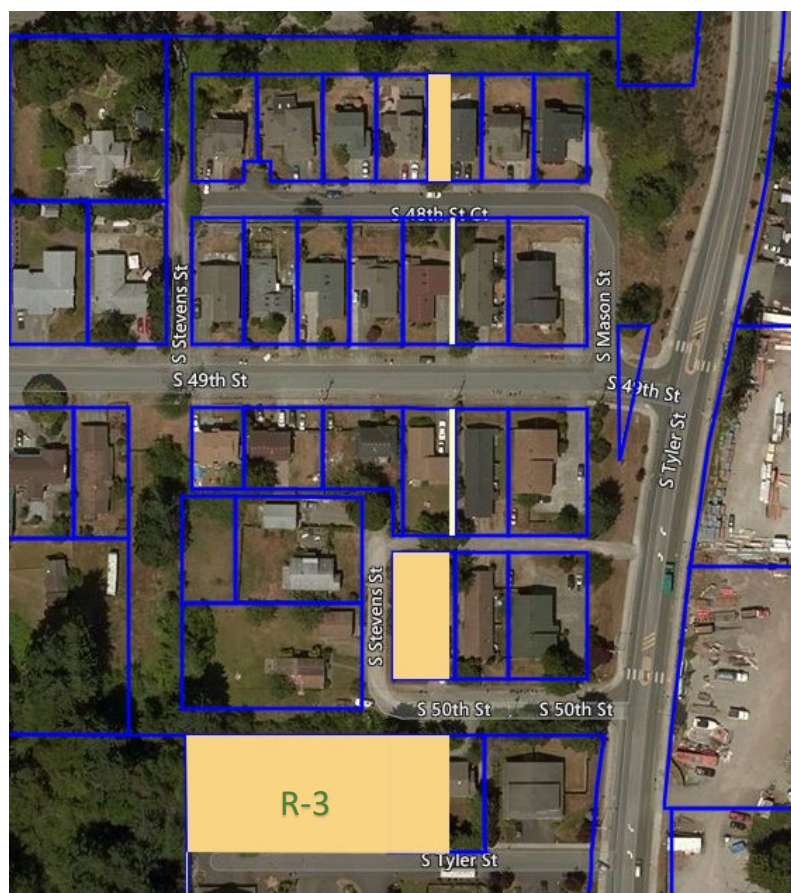
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

R-3: Two-Family Dwelling District
T: Transitional District
R-2: Single Family Dwelling District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The properties are currently split zoned between R-2 and R-3. The proposed zoning would ensure a common base zone of R-3 for these properties. The proposal would use streets and parcel lines to create logical zoning boundaries.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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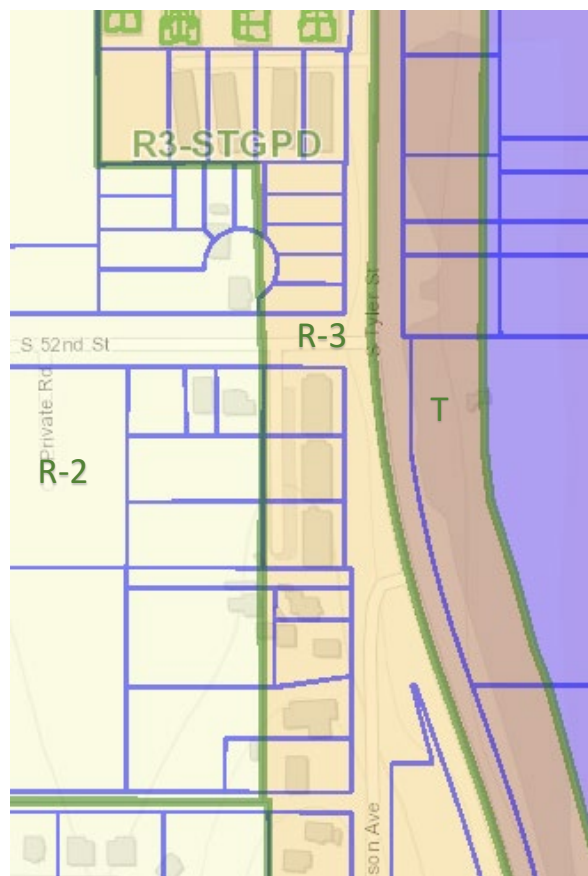


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. Tyler and 52nd

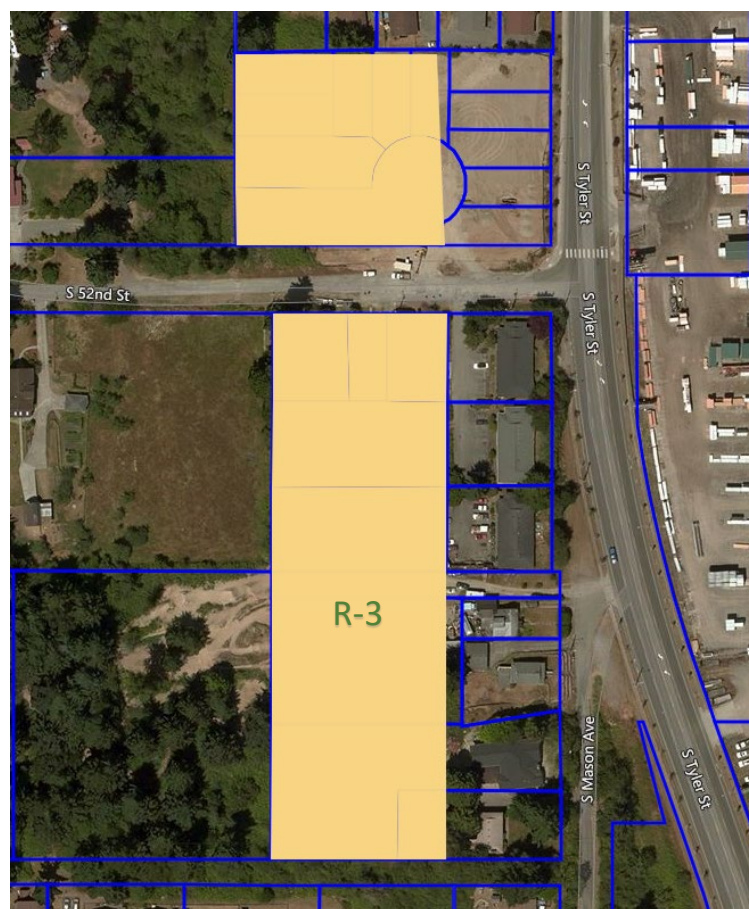
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

R-3: Two-Family Dwelling District
T: Transitional District
R-2: Single Family Dwelling District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The properties are currently split zoned between R-2 and R-3. The proposed zoning would ensure a common base zone of R-3 for these properties. The proposal would use streets and parcel lines to create logical zoning boundaries.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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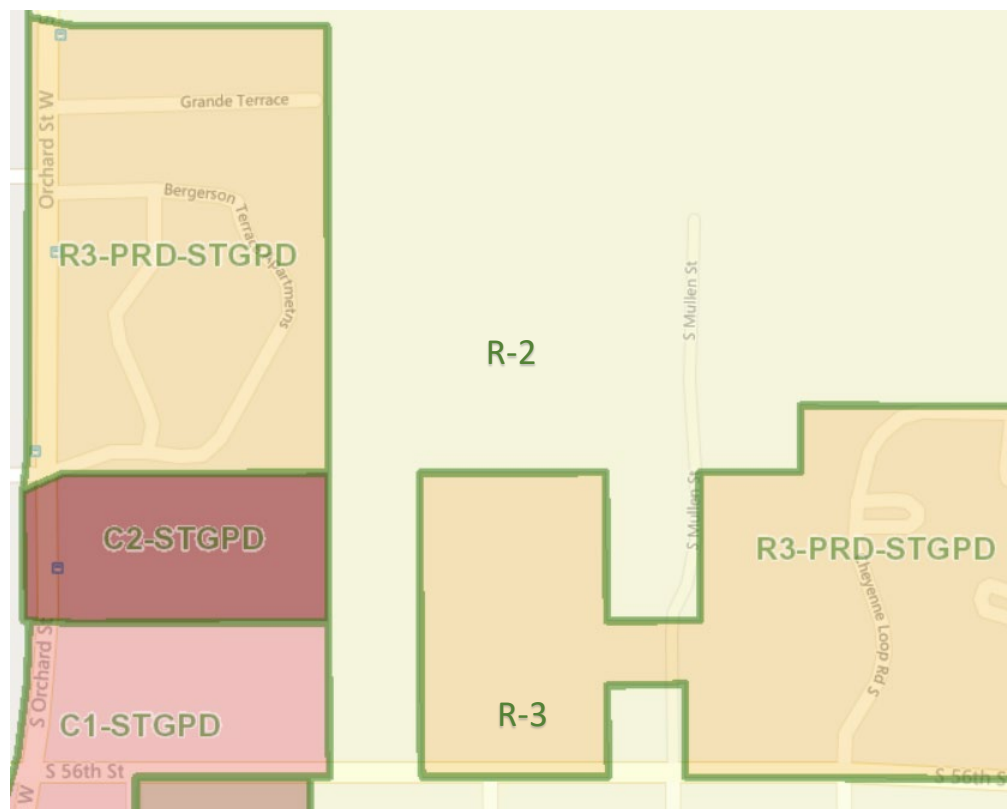
Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

R-2: Single Family Dwelling District
 R-3: Two Family Dwelling District
 C-1: Neighborhood Commercial District
 C-2: General Community Commercial District
 PRD: Planned Residential Development District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The proposed rezoning fills gaps in the current zoning framework and addresses split zoned properties.
3. The proposed R-3 addresses a property with current development that is on a common parcel with uses to the west.

S. Orchard and 56th

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

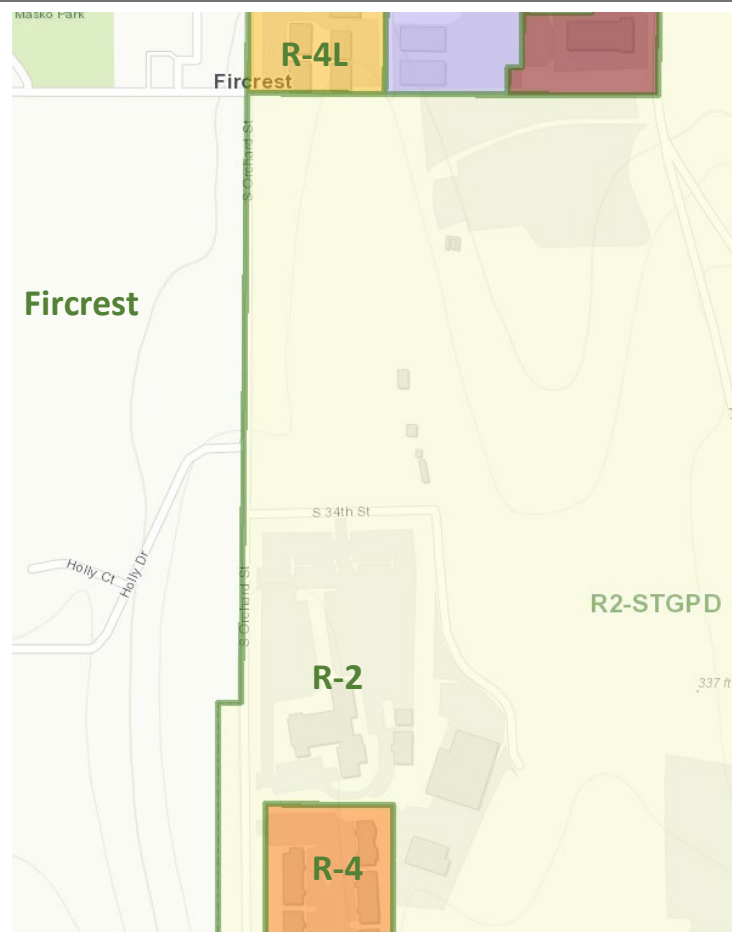
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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

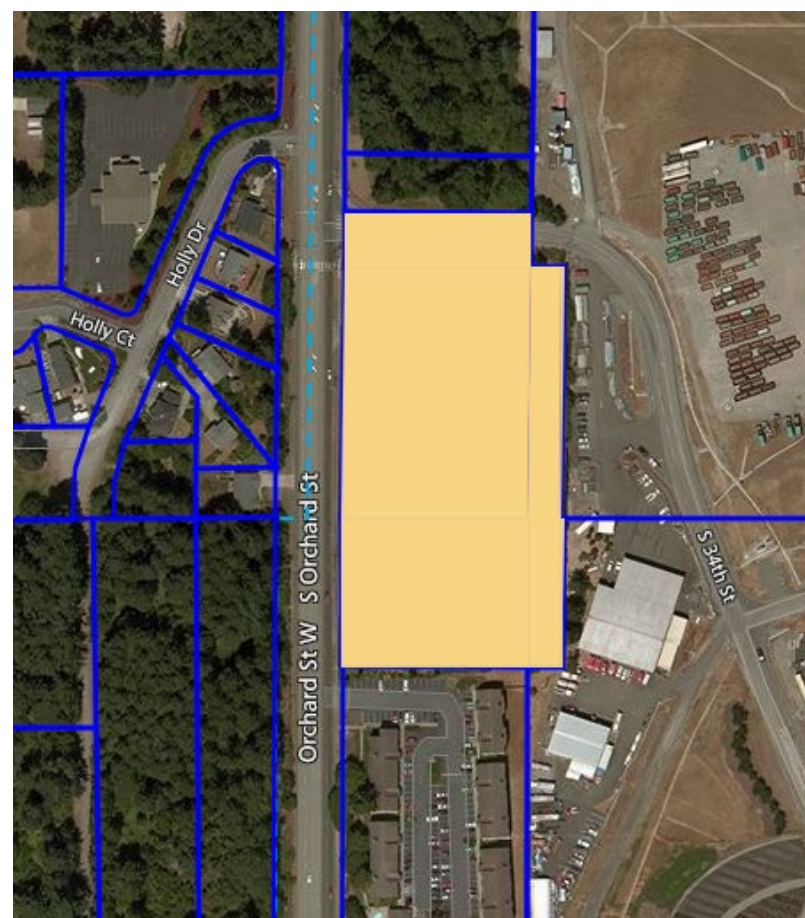
ZONING MAP: CURRENT ZONING DISTRICTS



What is the current zoning in this area?

R-4: Multiple Family Dwelling District
 R-4L: Low Density Multiple Family Dwelling District
 R-2: Single Family Dwelling District
 PRD: Planned Residential Development District

PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The proposal would fill in a gap in the zoning along Orchard Street. Current zoning typically support multiple family development along Orchard.

S Orchard St.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.



Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

R-3 DEVELOPMENT STANDARDS

Zone Description	R-3 Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S. 35th/S. Wright Ave

ZONING MAP: CURRENT ZONING DISTRICTS




PROPOSED ZONING DISTRICT: R-3 TWO-FAMILY DWELLING DISTRICT



The area is generally bounded by S 35th Street to S Wright Ave.

PROPOSED ZONING DISTRICT: R-3 ZONE DESCRIPTION

R-3 Two-Family District



Zone Description

The R-3 district is intended for one, two, and three family dwellings. Some lodging and boarding homes are also appropriate. The R-3 district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

Left: a two-family home built to mimic adjacent single-family. Below: A small lot development that provides more density and maintains street facing entrances

What is the current zoning in this area?

R-2: Single Family Dwelling District
R-2-SRD: Residential Special Review District
R-3: Two Family Dwelling District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. Current mix of housing types consistent with R-3 Zoning.
3. Within ½ mile of transit and the Lincoln Neighborhood Center and Tacoma Mall Regional Growth Center.
4. The area is served by Lincoln Park, a Tot Lot, and two nearby elementary schools.

R-3 DEVELOPMENT STANDARDS

Zone	R-3
Description	Two/three-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	4,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	30
Bldg. Coverage (%)	50%
Min. Density (units/acre)	10
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

Section II-A.2

Exhibits: Proposed R-4L Rezones



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

Narrows

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

What is the current zoning in the area?

R-2: Single Family Dwelling District
 R-2: Single Family Dwelling District & View Sensitive Overlay District
 R-3: Two Family Dwelling District
 R-4L: Multiple Family Low Density
 R-4L-VSD: Multiple Family Low Density & View Sensitive Overlay District
 T : Transition District
 C-1: General Neighborhood Commercial District & View Sensitive Overlay District
 C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to the Narrows Mixed-use Center as well as community facilities and trail systems.
4. Designation as a Pedestrian Street.

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

6th Ave & N Lawrence St

CURRENT ZONING DISTRICTS: C-2 GENERAL COMMUNITY COMMERCIAL



What is the current zoning in the area?

R-2: Single Family Dwelling District
 R-2: Single Family Dwelling District & View Sensitive Overlay District
 R-3: Two Family Dwelling District
 R-4L: Multiple Family Low Density
 R-4L-VSD: Multiple Family Low Density & View Sensitive Overlay District
 T : Transition District
 C-1: General Neighborhood Commercial District & View Sensitive Overlay District
 C-2: General Community Commercial District

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to commercial uses.
4. Designation as a Pedestrian Street.

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

6th Avenue & N Monroe St

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District

R-4L: Multiple Family Low Density

C-1: General Neighborhood Commercial District

C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to commercial uses and parks and open space.
4. Designation as a Pedestrian Street.

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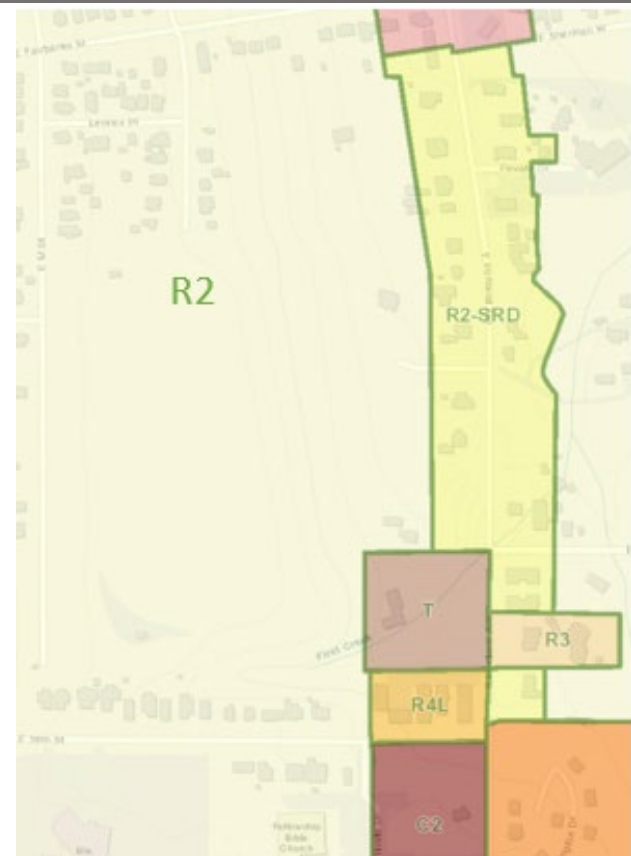


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

E 38th & E Portland Ave

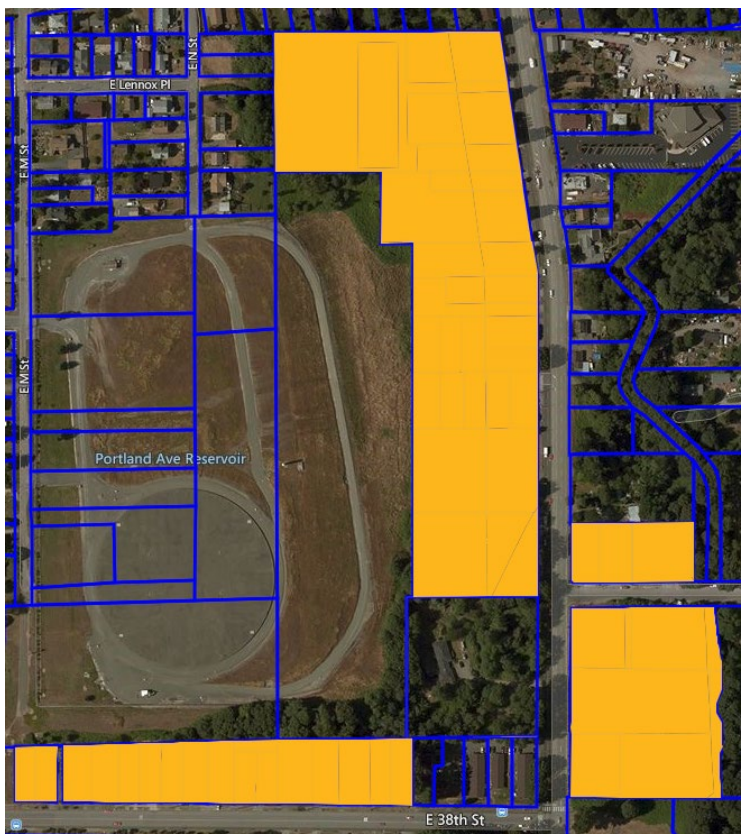
CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY SPECIAL REVIEW DIST



What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District
SRD: Special Review District

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses, community facilities, and natural areas.
4. Designation as a Pedestrian Street.
5. Improving zoning consistency along the corridor.

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

E 43rd St & E Portland Ave

CURRENT ZONING DISTRICTS:

R-2 SINGLE FAMILY DWELLING DISTRICT
R-3 TWO FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY LOW DENSITY
R4 MULTI FAMILY HIGH DENSITY

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)

E Portland Ave & E 46th St

E Portland Ave & E 38th St



Proposed R-4 along E Portland Ave



Proposed R-4L along E Portland Ave



What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4: Multiple Family High Density
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District
M-1: Light Industrial
PRD: Planned Residential Development District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial use, community facilities, and natural areas.
4. Designation as a Pedestrian Street.
5. Improving zoning consistency along the corridor.



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

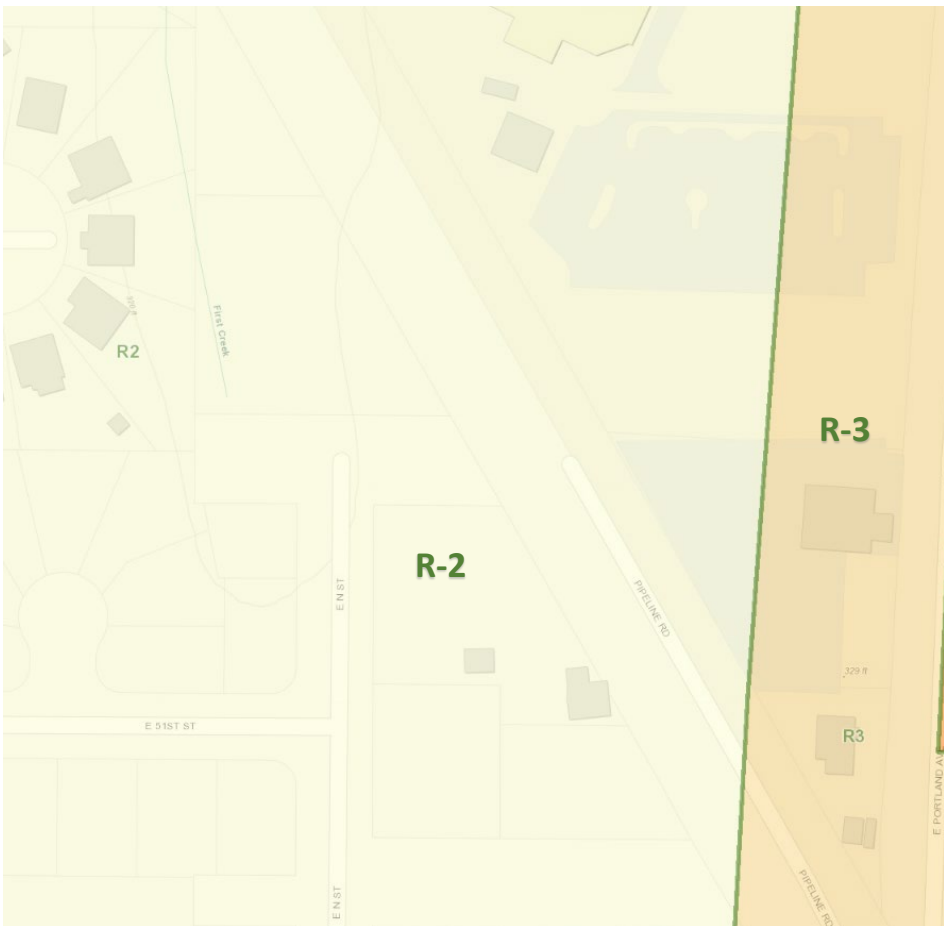
Future Land Use Implementation

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTICT:
R-4L MULTI-FAMILY/R3 TWO FAMILY

E 51st St & E N St

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District

R-3: Two Family Dwelling District

- Why is this area proposed to be rezoned?
1. The current Comprehensive Plan designation of **Multi-family (low density)**.
 2. The area is served by high frequency transit.
 3. Proximity to community facilities and natural areas.
 4. Designation as a Pedestrian Street.

To learn more, visit www.cityoftacoma.org/PEOM or email at planning@cityoftacoma.org.
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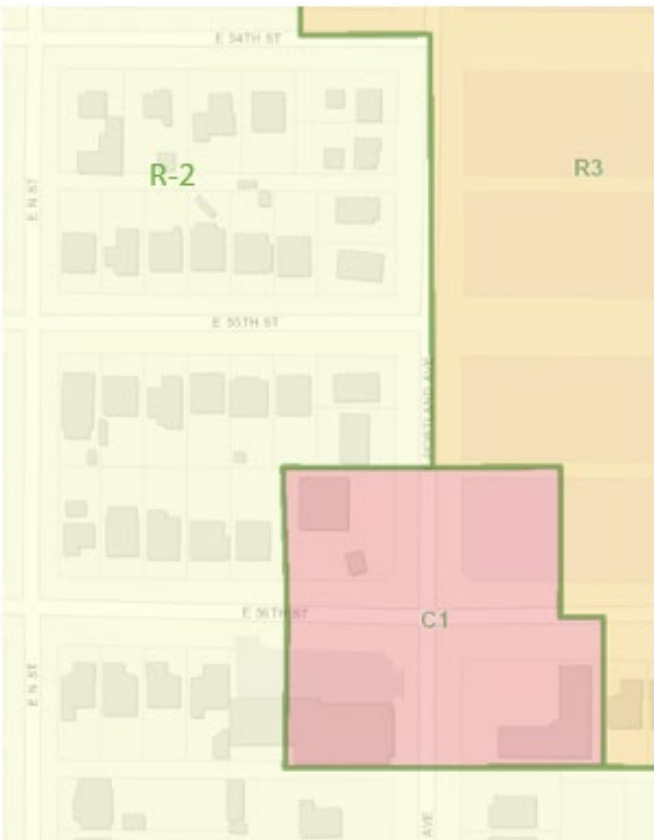


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

E 56th St & E Portland Ave

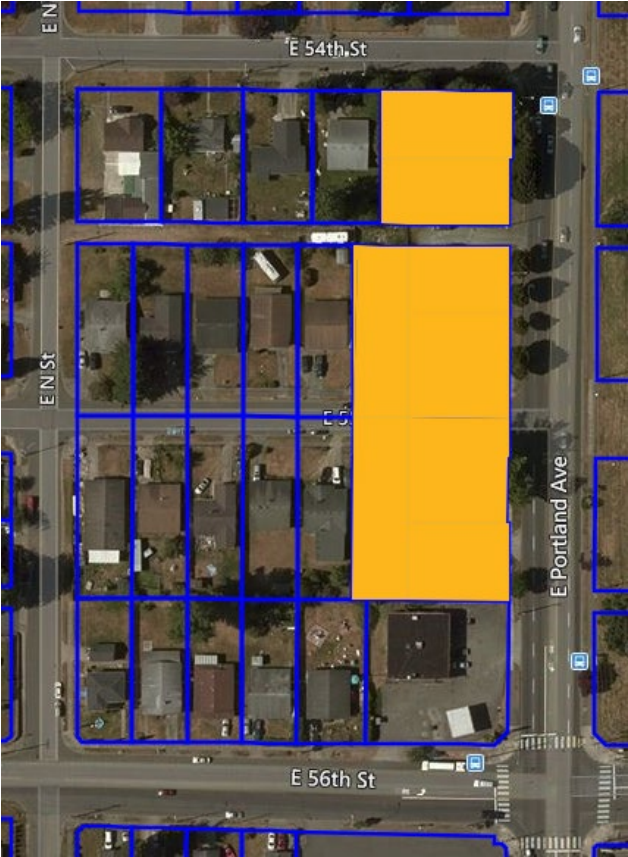
CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT



What is the current zoning in the area?

- R-2: Single Family Dwelling District
- R-3: Two Family Dwelling District
- C-1: General Neighborhood Commercial District & View Sensitive Overlay District

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density)**.
- The area is served by high frequency transit.
- Proximity to community facilities, educational facilities, and natural areas.
- Designation as a Pedestrian Street.

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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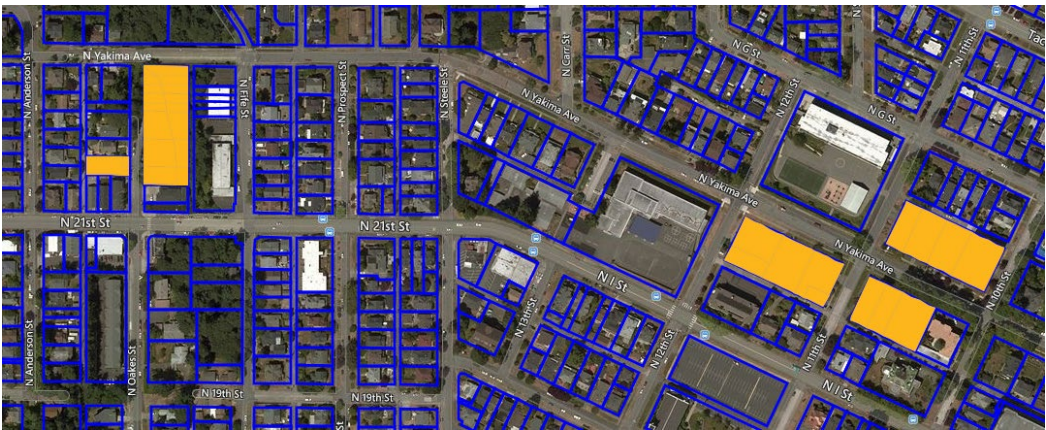
Future Land Use Implementation

N 12th St & N Yakima Ave

CURRENT ZONING DISTRICTS:
R-2 VSD SINGLE FAMILY VIEW SENSITIVE

PROPOSED ZONING DISTICT:
R-4L MULTI-FAMILY DISTRICT VIEW SENSITIVE

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District & View Sensitive Overlay District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4L-VSD: Multiple Family Low Density& View Sensitive Overlay District
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District

Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density).**
- The area is served by or planned for high frequency transit.
- Proximity to neighborhood commercial uses and parks and open space.
- Designation as a Pedestrian Street.
- Addressing split zoned uses.

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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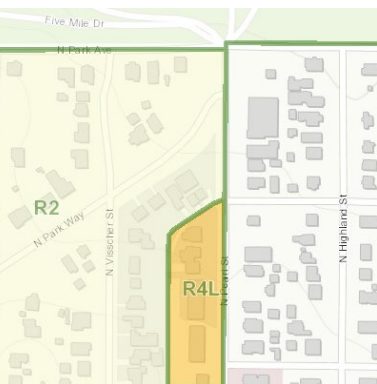


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

N Pearl and 46th

CURRENT ZONING DISTRICTS: R-4L MULTI-FAMILY LOW DENSITY



N. Pearl Street from N 46th to N 50th and including N Park Way intersection with N. Pearl St.

What is the current zoning in the area?

R-2:
R-3:
R-4L:
C-1:
C-2:

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



N. Pearl Street from N 46th to N 50th and including N Park Way intersection with N. Pearl St.

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to commercial uses and parks and open space.
4. Designation as a Pedestrian Street.

PROPOSED ZONING DISTRICT: R-4L ZONE DESCRIPTION



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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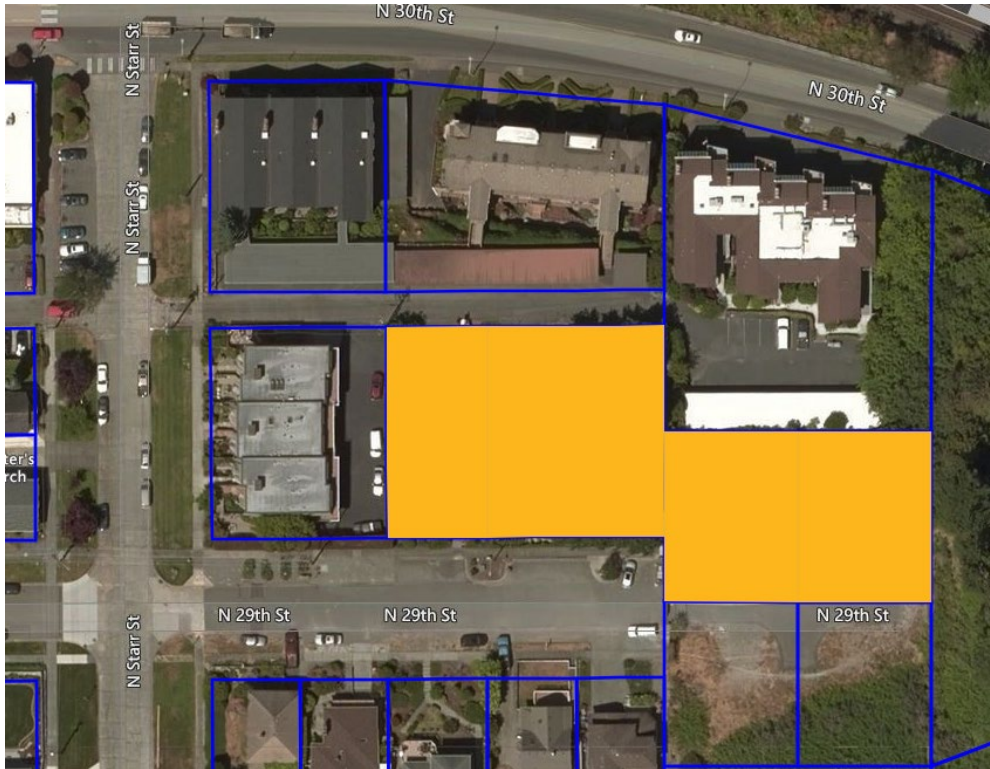
Future Land Use Implementation

N Starr St & N 29th St

CURRENT ZONING DISTRICTS: R-4L MULTI-FAMILY LOW DENSITY

PROPOSED ZONING DISTICT: R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District & View Sensitive Overlay District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4L-VSD: Multiple Family Low Density& View Sensitive Overlay District
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)** and status as a View Sensitive District. The R-4L proposal represents a balance between high density and view sensitive district policies.
2. The area is served by transit.
3. Proximity to business district and parks and open space, including Ruston Way.
4. Designation as a Pedestrian Street.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

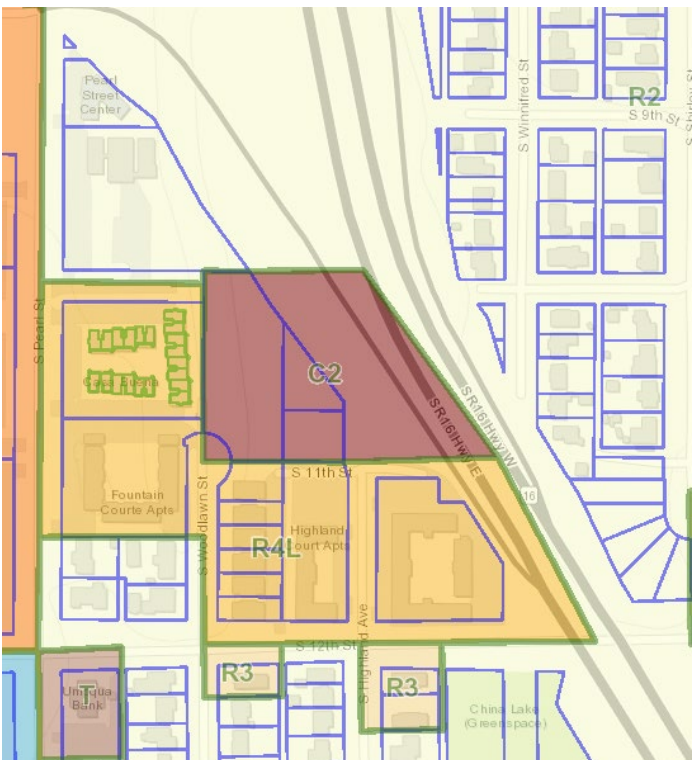


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 12th St & S Pearl St

CURRENT ZONING DISTRICTS: R-4L MULTI-FAMILY LOW DENSITY



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District
 R-2: Single Family Dwelling District & View Sensitive Overlay District
 R-3: Two Family Dwelling District
 R-4L: Multiple Family Low Density
 R-4L-VSD: Multiple Family Low Density & View Sensitive Overlay District
 T : Transition District
 C-1: General Neighborhood Commercial District & View Sensitive Overlay District
 C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses and parks and open space, including James Center and Tacoma Community College.
4. Designation as a Pedestrian Street.
5. Creating more consistent zoning throughout this area.

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



S 12th St & S Proctor St

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to commercial uses.
4. Designation as a Pedestrian Street.
5. Creating more consistent zoning throughout this corridor.
6. Establishing transitions around commercial zoning.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

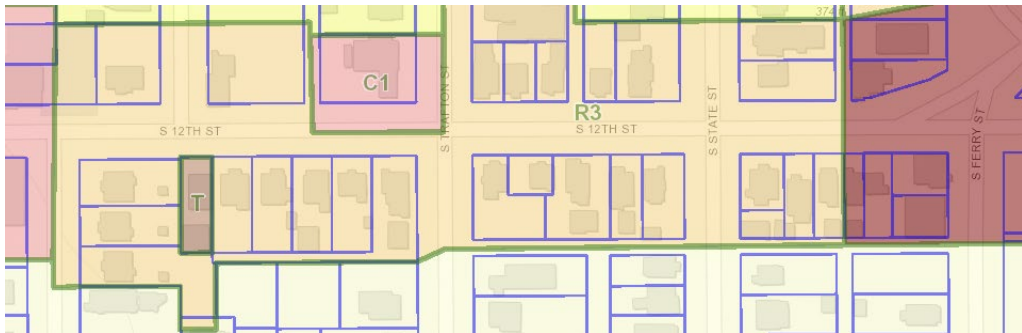
Future Land Use Implementation

S 12th St & S Steele St

CURRENT ZONING DISTRICTS:
R-3 TWO FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTICT:
R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2-SRD: Single Family Dwelling District & Special Review District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
T : Transition District
C-1: General Neighborhood Commercial District
C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses and zoning.
4. Designation as a Pedestrian Street.
5. Establishing greater zoning consistency along this corridor.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

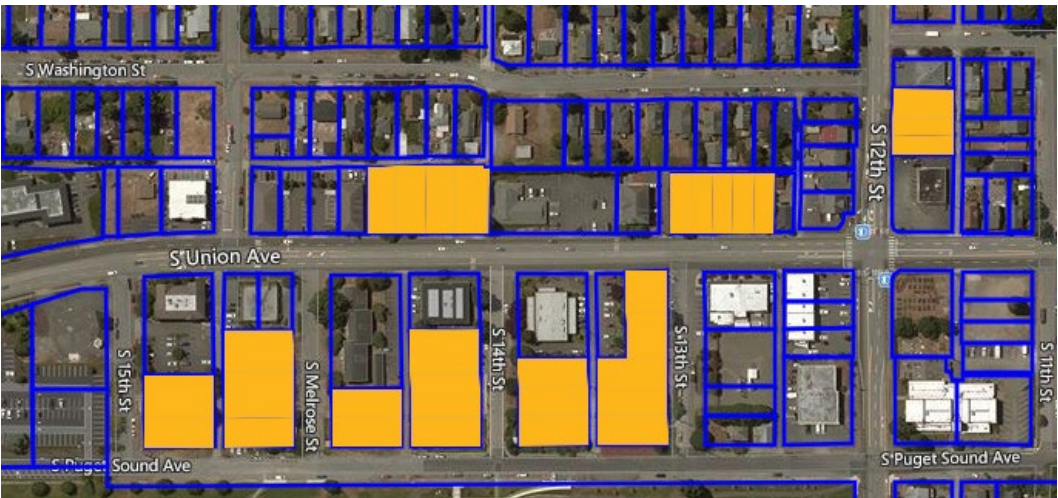
Future Land Use Implementation

CURRENT ZONING DISTRICTS:
R-2-SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTICT:
R-4L MULTI-FAMILY DISTRICT

S Union Ave & S 12th St

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

What is the current zoning in the area?

- R-2: Single Family Dwelling District
- R-3: Two Family Dwelling District
- R-4L: Multiple Family Low Density
- T : Transition District
- C-1: General Neighborhood Commercial District & View Sensitive Overlay District
- C-2: General Community Commercial District
- CCX - Community Commercial Mixed-Use District

Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density)**.
- The area is served by or planned for high frequency transit.
- Proximity to commercial uses and Franklin Park.
- Designation as a Pedestrian Street.
- Establishing greater zoning consistency.

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 14th St & S L St

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-4L: Multiple Family Low Density
NCX - Neighborhood Commercial Mixed-Use District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to Hilltop Neighborhood Center, neighborhood park, and commercial uses.
4. Establishing more consistent zoning in this area.

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2019 Comprehensive Plan and Land Use Code Amendments

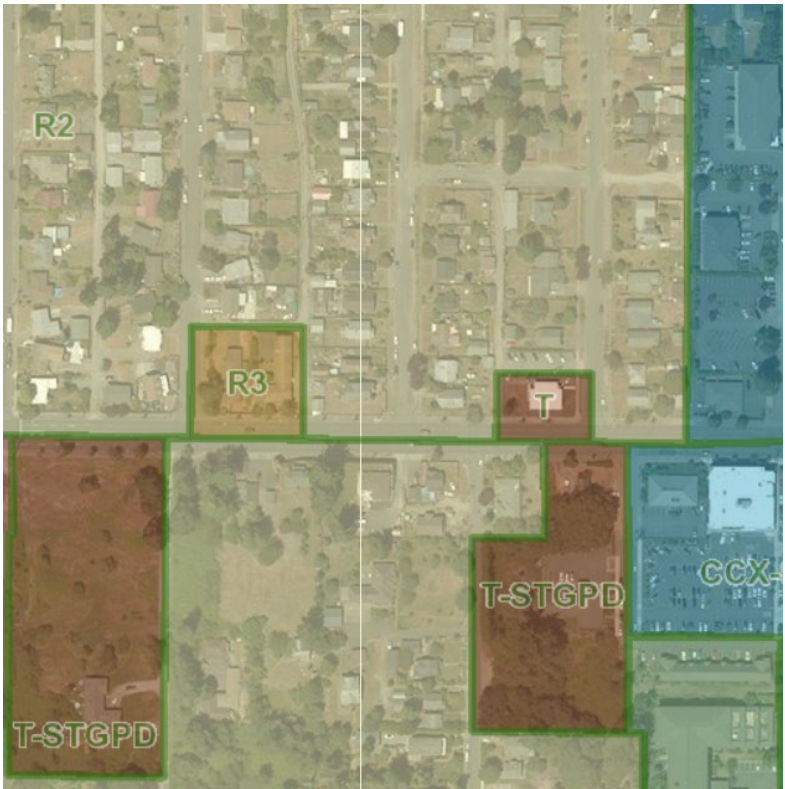
Future Land Use Implementation

S 19th St & S Adams St

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTICT:
R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District & View Sensitive Overlay District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
CCX - Community Commercial Mixed-Use District
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
STGPD – South Tacoma Groundwater Protection Overlay District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density).**
2. The area is served by high frequency transit.
3. Proximity to Tacoma Central Crossroads Center as well as Snake Lake and other open space.
4. Designation as a Pedestrian Street.
5. Establishing greater zoning consistency along the corridor.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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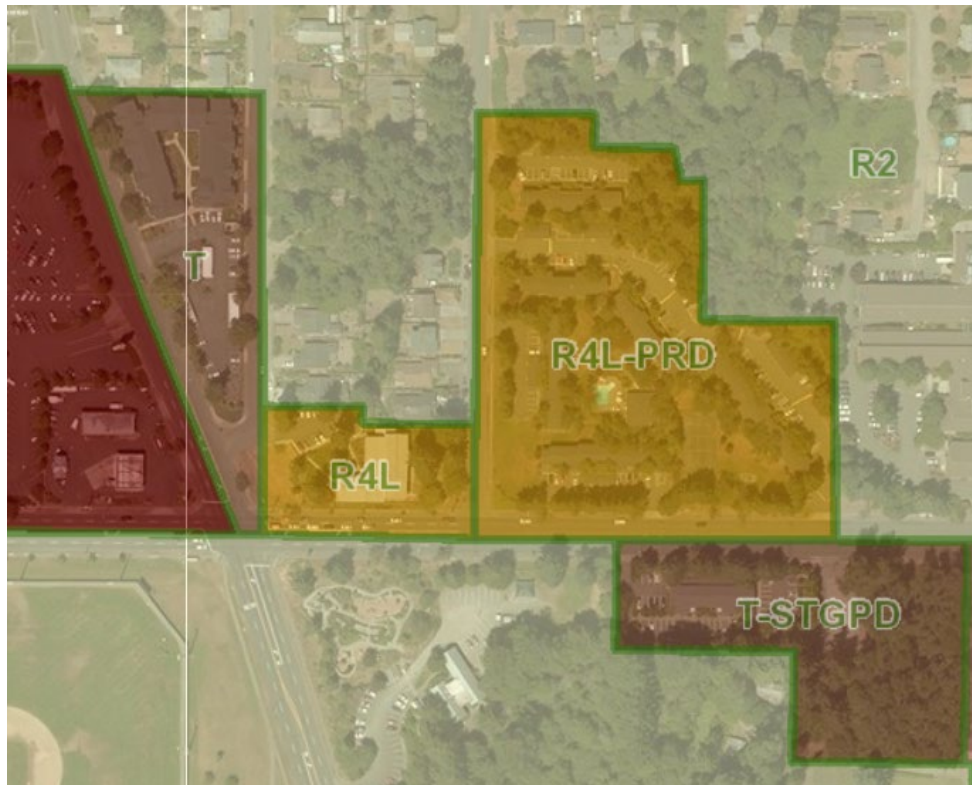


2019 Comprehensive Plan and Land Use Code Amendments

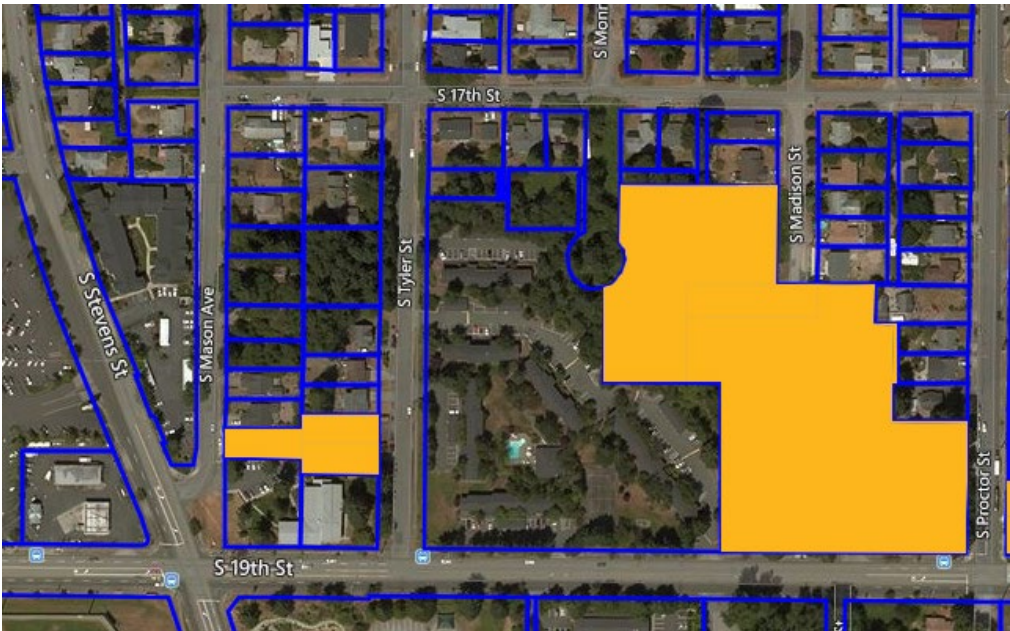
Future Land Use Implementation

S 19th St & S Tyler St

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY DISTRICT



PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District & View Sensitive Overlay District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4L-PRD: Multiple Family Low Density& Planned Residential Development District
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District
STGPD – South Tacoma Groundwater Protection Overlay District

Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density).**
- The area is served by high frequency transit.
- Proximity to Tacoma Central Crossroads Center, commercial areas, Snake Lake, and other recreational amenities.
- Designation as a Pedestrian Street.
- Establishing improved zoning consistency along the corridor.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 19th St & Westridge Ave W

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



What is the current zoning in the area?

- R-2: Single Family Dwelling District
- R-2: Single Family Dwelling District & View Sensitive Overlay District
- R-3: Two Family Dwelling District

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (low density)**.
- Proximity to waterfront recreation.
- Designation as a Pedestrian Street.
- Improving zoning consistency along Westridge.

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT ZONING DISTRICTS:

R-3 TWO FAMILY DWELLING DISTRICT/ R-2 SINGLE FAMILY DWELLING DISTRICT

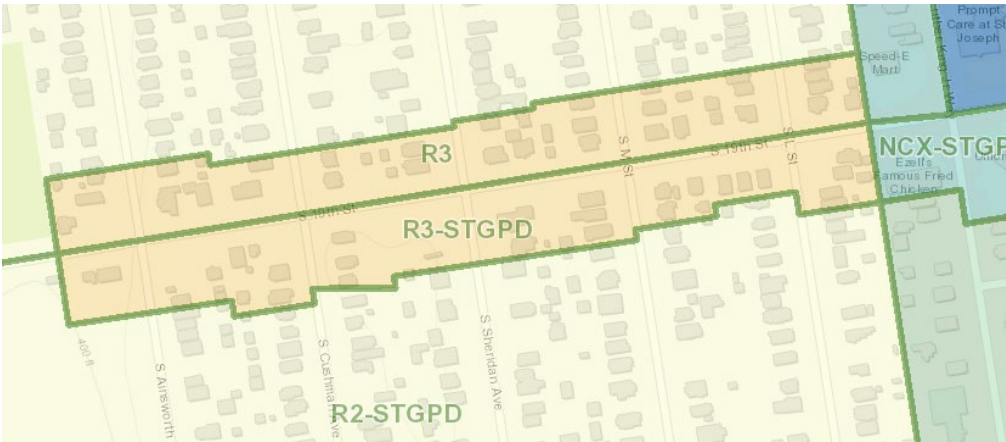
PROPOSED ZONING DISTICT:

R-4L MULTI-FAMILY DISTRICT

S 19th St & S Sheridan Ave

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
NCX - Neighborhood Commercial Mixed-Use District
STGPD - South Tacoma Groundwater Protection Overlay District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to Hilltop Neighborhood Center and Stanley Park.
4. Designation as a Pedestrian Street.
5. Maintaining a logical zoning transition.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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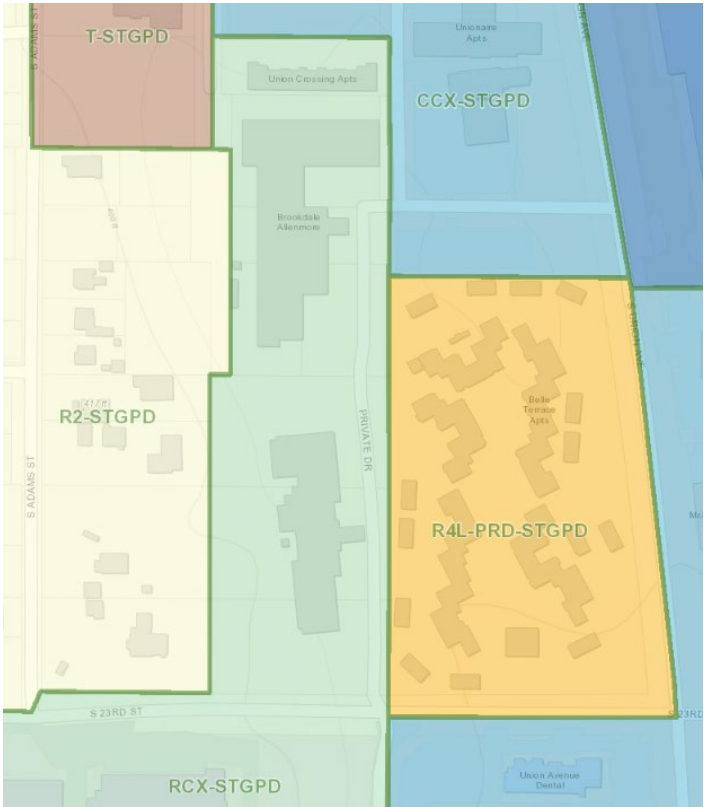


2019 Comprehensive Plan and Land Use Code Amendments

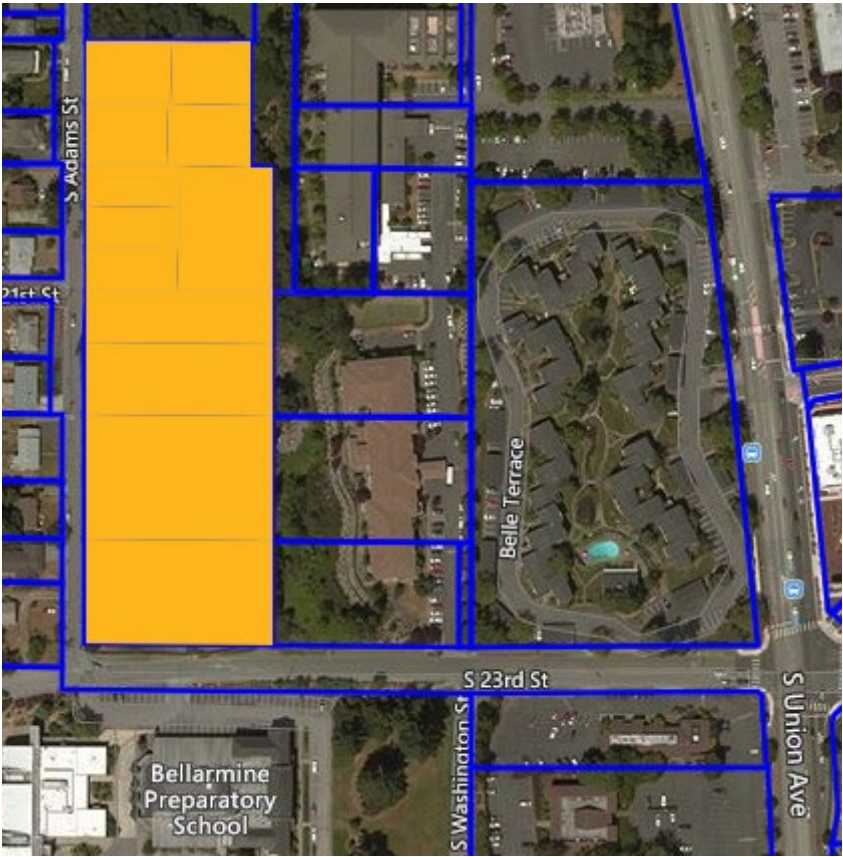
Future Land Use Implementation

S 23rd St & S Adams St

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)

Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2: Single Family Dwelling District & View Sensitive Overlay District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4L-VSD: Multiple Family Low Density& View Sensitive Overlay District
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density).**
2. The area is served by high frequency transit on S. 19th and Union.
3. Proximity to Tacoma Central Crossroads Center.
4. Establishing zoning transitions between higher and lower intensity areas.

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Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 38th St & S J St

CURRENT ZONING DISTRICTS:

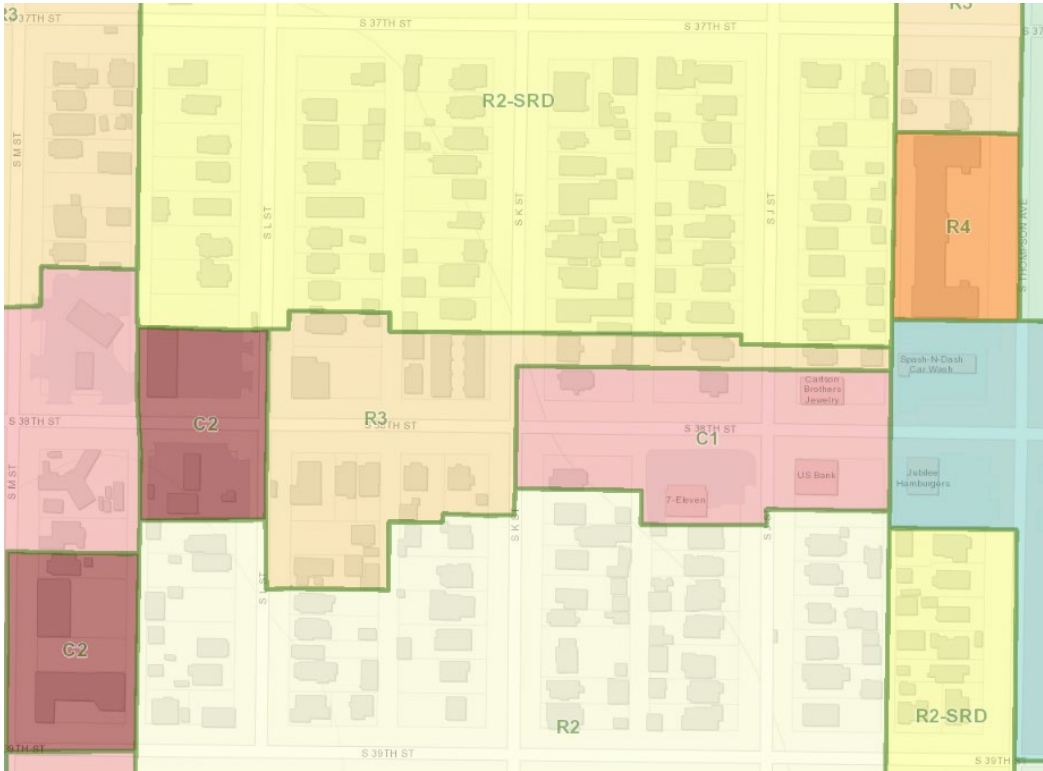
R-2 SINGLE FAMILY/R-3 TWO FAMILY/C-1 GENERAL
NEIGHBORHOOD COMMERCIAL DISTRICT

PROPOSED ZONING DISTICT:

R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4: Multiple Family High Density
C-1: General Neighborhood Commercial District
C-2: General Community Commercial District
NCX: Neighborhood Commercial Mixed-Use

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to Lincoln Neighborhood Center and Lincoln Park.
4. Designation as a Pedestrian Street.
5. Establishing appropriate zoning transitions.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT ZONING DISTRICTS:

R-2 SINGLE FAMILY DWELLING/R-3 TWO FAMILY DWELLING

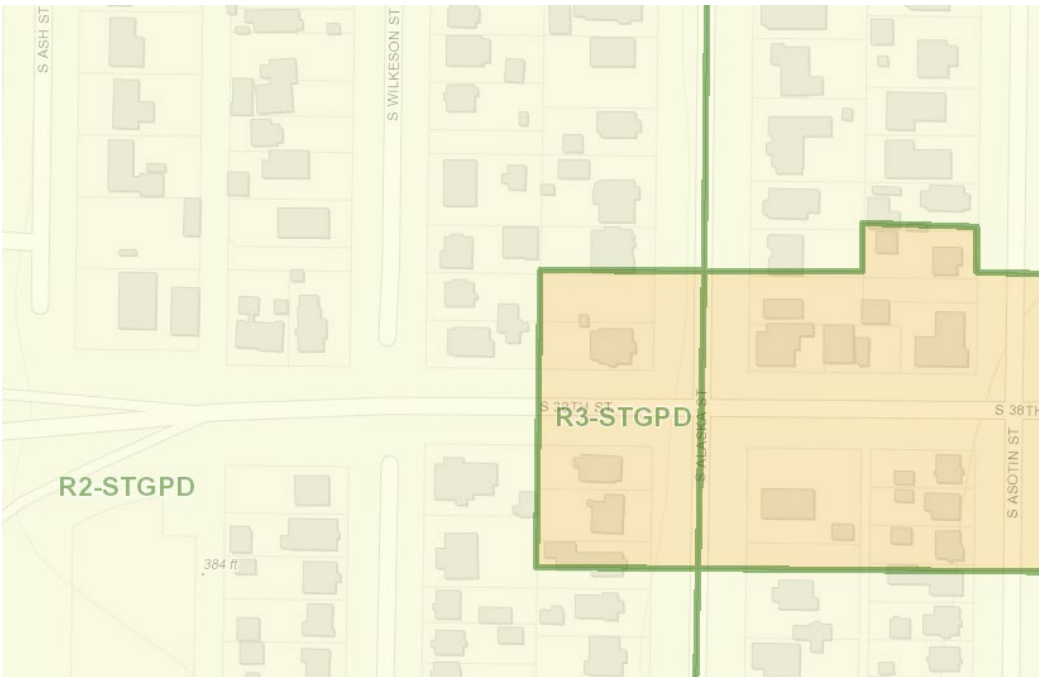
PROPOSED ZONING DISTICT:

R-4L MULTI-FAMILY DISTRICT

S 38th St & S Wilkeson St

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District

R-3: Two Family Dwelling District

STGPD: South Tacoma Groundwater Protection District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to Tacoma Mall Regional Growth Center.
4. Designation as a Pedestrian Street.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 48th St & S Park Ave

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT



What is the current zoning in the area?

R-2: Single Family Dwelling District
C-1: General Neighborhood Commercial District

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to business district.
4. Establishing appropriate zoning transitions.
5. Yakima is designated as a Pedestrian Street.

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 56th & S Oakes St

CURRENT ZONING DISTRICTS:

R-2 SINGLE FAMILY DWELLING DISTRICT
R-3 TWO FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTICT:

R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)



S Pine St to the west – S 54th St to the North
S Wapato St to the east – S 56th St to the south



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
SRD- Special Review District
STGPD: South Tacoma Groundwater Protection Overlay District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to Wapato Hills park and recreation facilities.
4. Designation as a Pedestrian Street.
5. Maintaining appropriate zoning transitions.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 56th St & S Cedar St

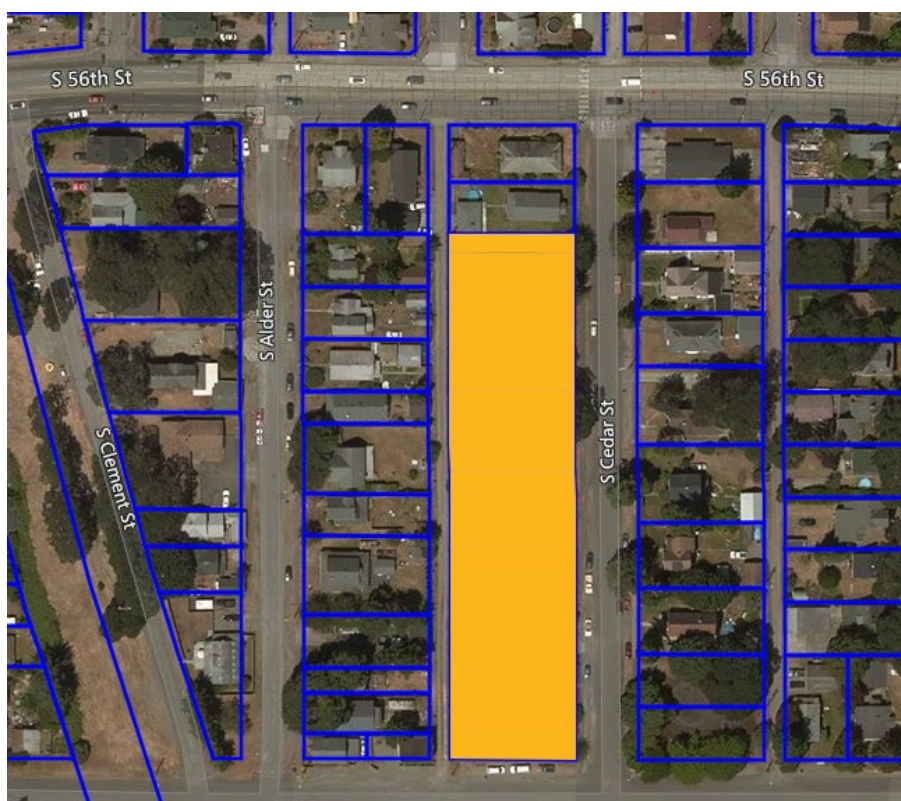
CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



What is the current zoning in the area?

R-2: Single Family Dwelling District
 R-2-SRD: Single Family Dwelling District & Special Review District
 R-3: Two Family Dwelling District
 STGPD- South Tacoma Groundwater Protection Overlay District

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to educational facilities and the South Tacoma Way Neighborhood Center.
4. Designation as a Pedestrian Street.
5. Establishing appropriate zoning transitions.

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

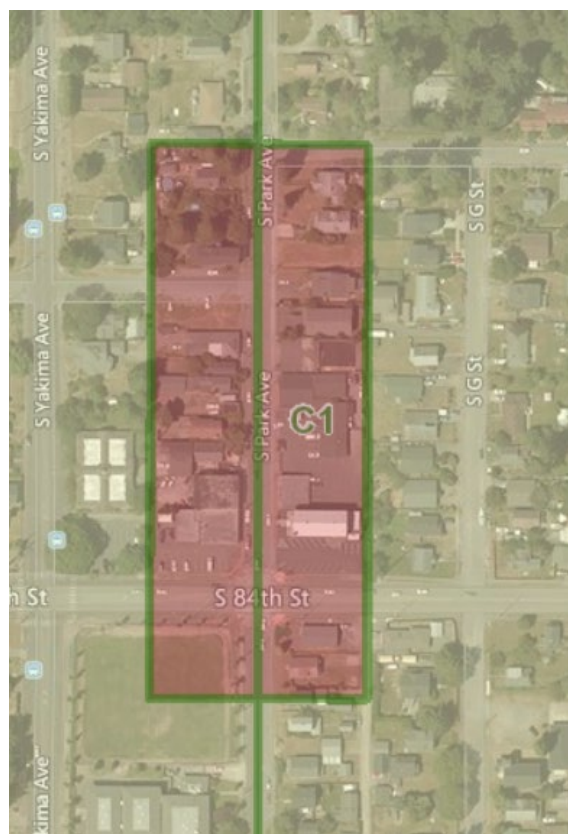


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 84th St & S Park Ave

CURRENT ZONING DISTRICTS: R-2 SINGLE FAMILY DWELLING DISTRICT



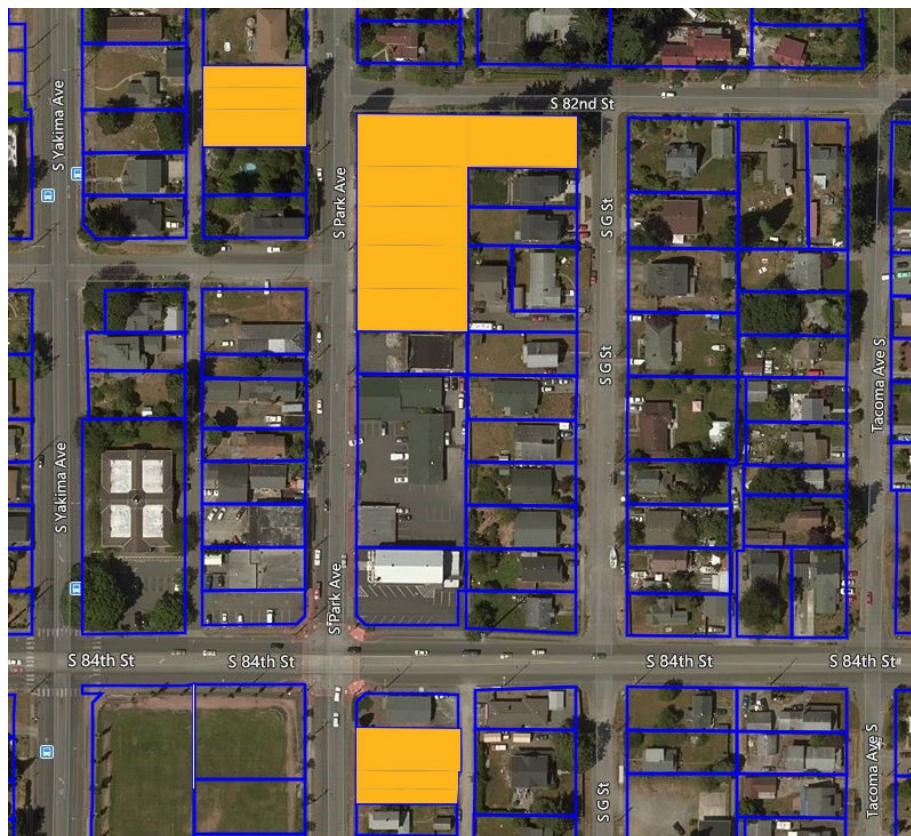
What is the current zoning in the area?

R-2: Single Family Dwelling District

C-1: General Neighborhood Commercial District & View Sensitive Overlay District

STGPD: South Tacoma Groundwater Protection District

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to Fern Hill Business District, Celebration Park, Educational Facilities, and other Community Facilities.
4. Establishing appropriate zoning transitions.

PROPOSED ZONING DISTRICT: R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S Sprague Ave & S 10th St

CURRENT ZONING DISTRICTS:

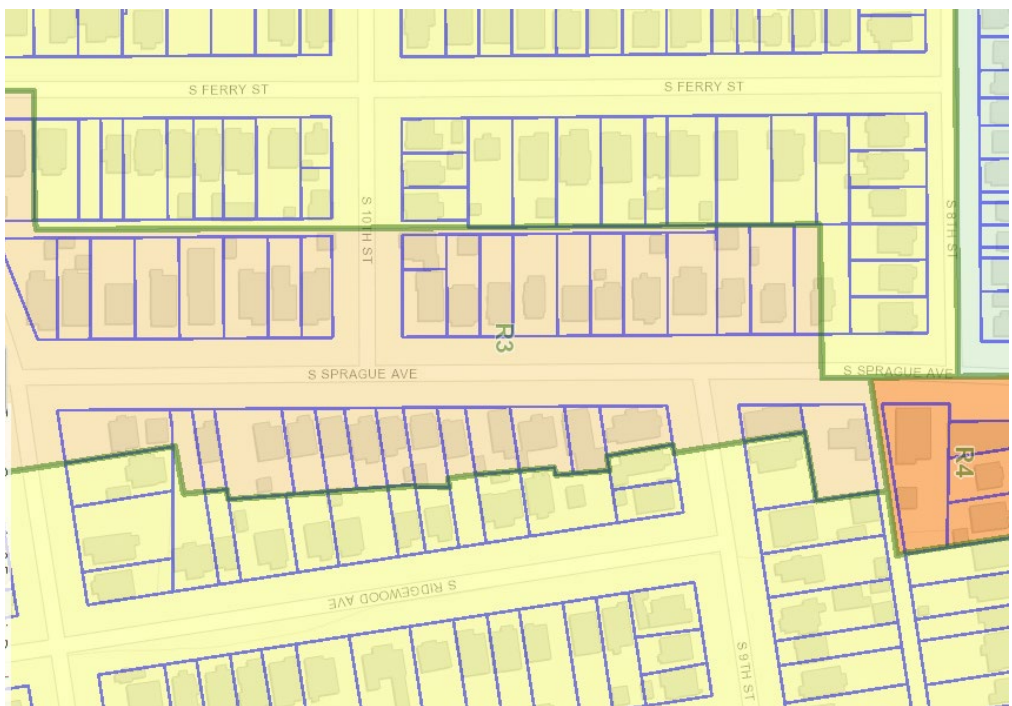
R-2 SINGLE FAMILY DWELLING/R-3 TWO FAMILY DWELLING

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-2: Single Family Dwelling District – Special Review District
 R-3: Two Family Dwelling District
 R-4L: Multiple Family Low Density
 R-4 - Multiple Family Dwelling District
 URX - Urban Residential Mixed-Use District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to 6th Ave Neighborhood Center and commercial uses on S. 12th St.
4. Establishing appropriate zoning transitions and addressing split zoned parcels.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S Tacoma Way & S 60th St

CURRENT ZONING DISTRICTS:

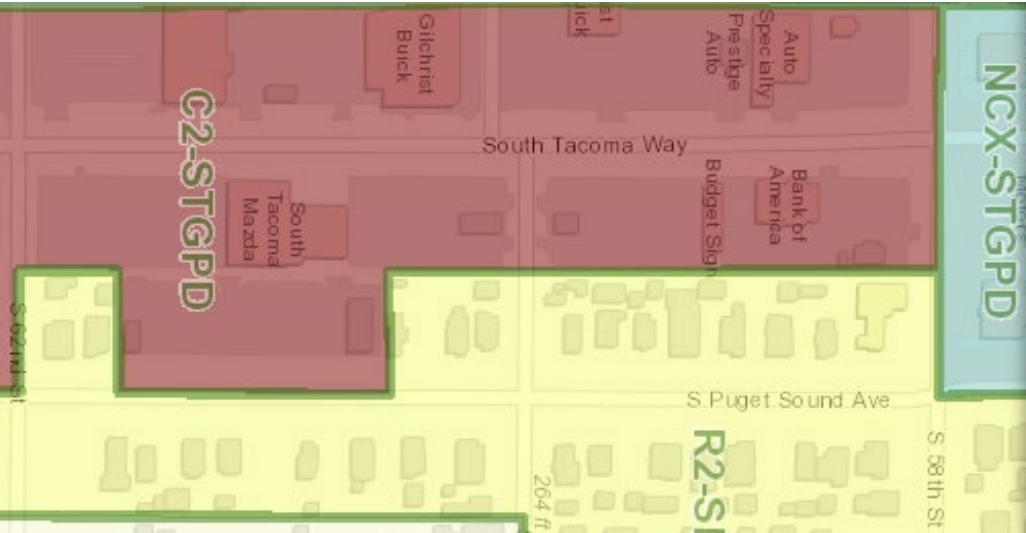
R-2-SRD SINGLE FAMILY RESIDENTIAL SPECIAL REVIEW DISTRICT

PROPOSED ZONING DISTICT:

R-4L MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-2-SRD: Single Family Dwelling District & Special Review District
R-3: Two Family Dwelling District
C-2: General Community Commercial District
NCX: Neighborhood Commercial Mixed-Use District &
STGPD: South Tacoma Groundwater Protection District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by high frequency transit.
3. Proximity to South Tacoma Way Neighborhood Center and commercial areas and SERA.
4. Establishing appropriate zoning transitions.

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S Trafton St & S 56th St

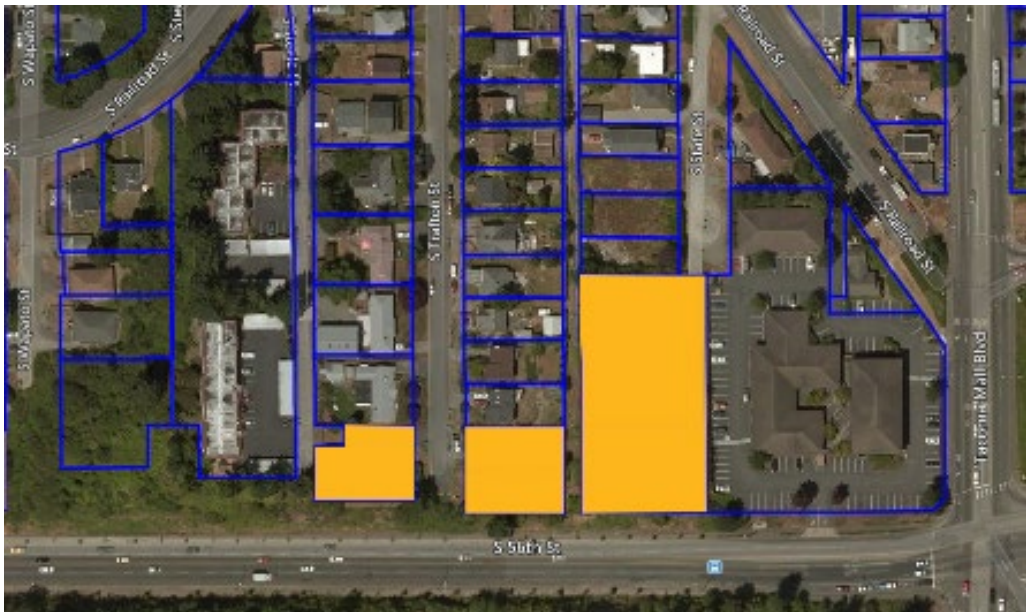
CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT



What is the current zoning in the area?

R-2: Single Family Dwelling District
R-4L: Multiple Family Low Density
T: Transition District
C-2: General Community Commercial District

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY DISTRICT



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses and Wapato Hills recreation.
4. Designation as a Pedestrian Street.
5. Establishing appropriate zoning transitions.

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description
The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.
Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

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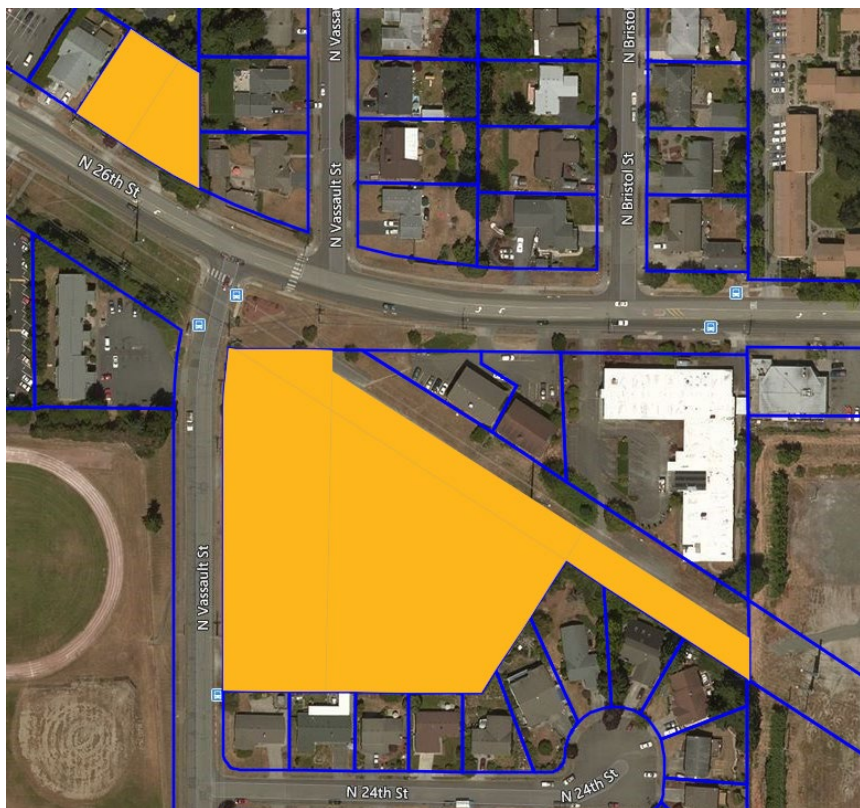
2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT ZONING DISTRICT:
R-2: SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY DISTRICT



N Vassault St & N 26th St

PROPOSED ZONING DISTRICT:
R-4L MULTI-FAMILY (LOW DENSITY)



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

What is the current zoning in the area?

R-1: Single Family Dwelling District
R-2: Single Family Dwelling District
R-2: Single Family Dwelling District
R-4L: Low Density Multiple Family Dwelling
RCX: Residential Commercial Mixed-Use District
CCX: Community Commercial Mixed-Use District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to Westgate Crossroads Center and Skyline Elementary School.
4. Establishing appropriate zoning transitions.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



Section II-A.3

Exhibits: Proposed R-4 Rezones



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

6th Ave & S Pearl St

CURRENT ZONING DISTRICTS:

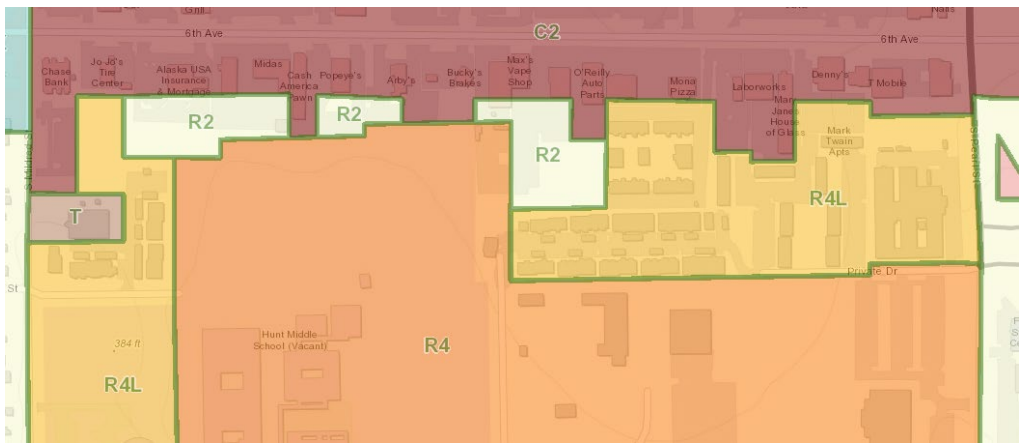
R-2 SINGLE FAMILY DWELLING DISTRICT/
R-4L MULTI-FAMILY LOW DENSITY

PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY DISTRICT HIGH DENSITY

PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District



Zone Description

The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
R-4: Multiple Family Dwelling District High Density
R-4L: Multiple Family Low Density
T : Transition District
C-2: General Community Commercial District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to Narrows Neighborhood Center and James Center.
4. Area is predominantly characterized by higher intensity uses.
5. Establishing appropriate residential/commercial transition.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

E 43rd St & E Portland Ave

CURRENT ZONING DISTRICTS:

PROPOSED ZONING DISTRICT:

R-4L MULTI-FAMILY LOW DENSITY
R4 MULTI FAMILY HIGH DENSITY

PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY (HIGH DENSITY)



Proposed R-4 along E Portland Ave



Proposed R-4L along E Portland Ave



E Portland Ave & E 46th St

E Portland Ave & E 38th St



What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3: Two Family Dwelling District
R-4L: Multiple Family Low Density
R-4: Multiple Family High Density
T : Transition District
C-1: General Neighborhood Commercial District & View Sensitive Overlay District
C-2: General Community Commercial District
M-1: Light Industrial
PRD: Planned Residential Development District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (low density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to commercial uses and parks and open space.
4. Designation as a Pedestrian Street.
5. Improving zoning consistency along the corridor.



Zone Description

The R-4-L district is intended for low-density multiple-family housing, retirement homes, and group living facilities. The R-4L district is very similar to the R-4 district, but has more restrictive site development standards which are intended to minimize adverse impacts of permitted and conditional uses on adjoining land.

Left: two examples of Multi-family buildings with unit entrances on the interior and congregate parking

R-4L DEVELOPMENT STANDARDS

Zone	R-4L
Description	Low-density MF
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	50%
Min. Density (units/acre)	14
Max. Height (ft)	35
Setback Front (ft)	20
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	30%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

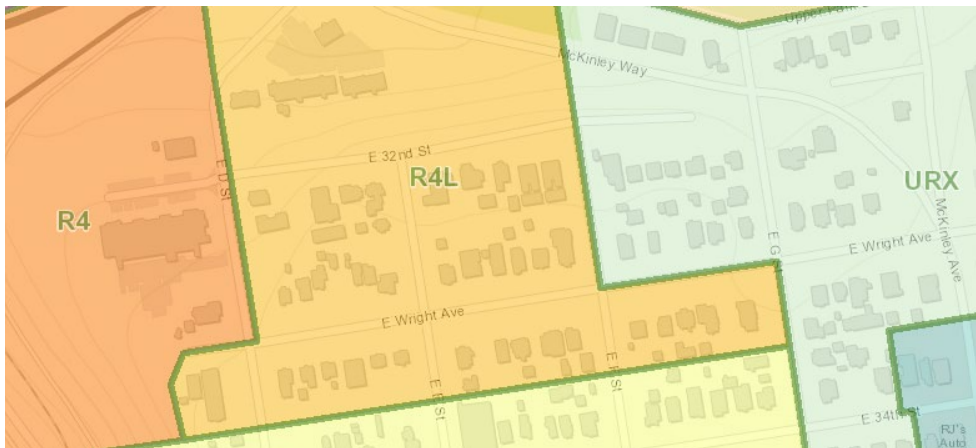
Future Land Use Implementation

E D St & E 32nd St

CURRENT ZONING DISTRICTS:
R-4L MULTI-FAMILY DISTRICT LOW DENSITY

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY DISTRICT HIGH DENSITY

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District



Zone Description

The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

What is the current zoning in the area?

R-4: Multiple Family Dwelling District
R-4L: Low Density Multiple Family Dwelling District
URX: Urban Residential Mixed-Use District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to McKinley Neighborhood Center and McKinley Park, as well as the Dome District.
4. Designation of McKinley Way as a Pedestrian Street.
5. This area has view potential.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

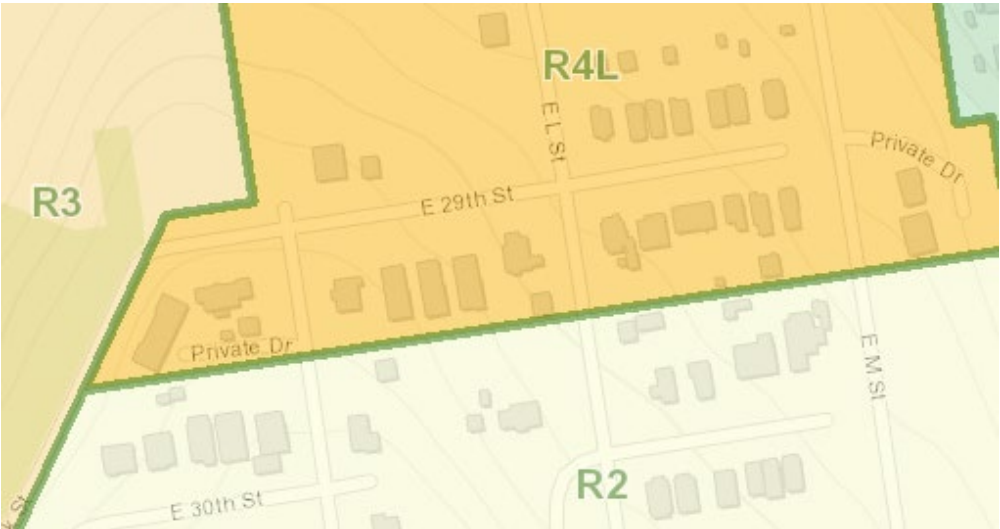
Future Land Use Implementation

CURRENT ZONING DISTRICTS:
R-4L MULTI-FAMILY DISTRICT LOW DENSITY

PROPOSED ZONING DISTICT:
R-4 MULTI-FAMILY DISTRICT HIGH DENSITY

E L St & E 29th St

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District



Zone Description
 The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

What is the current zoning in the area?

R-2: Single Family Dwelling District
 R-3 - Two Family Dwelling District
 R-4L: Multiple Family Low Density

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. Proximity to Lower Portland Crossroads Center and McKinley Park.
3. This area has view potential.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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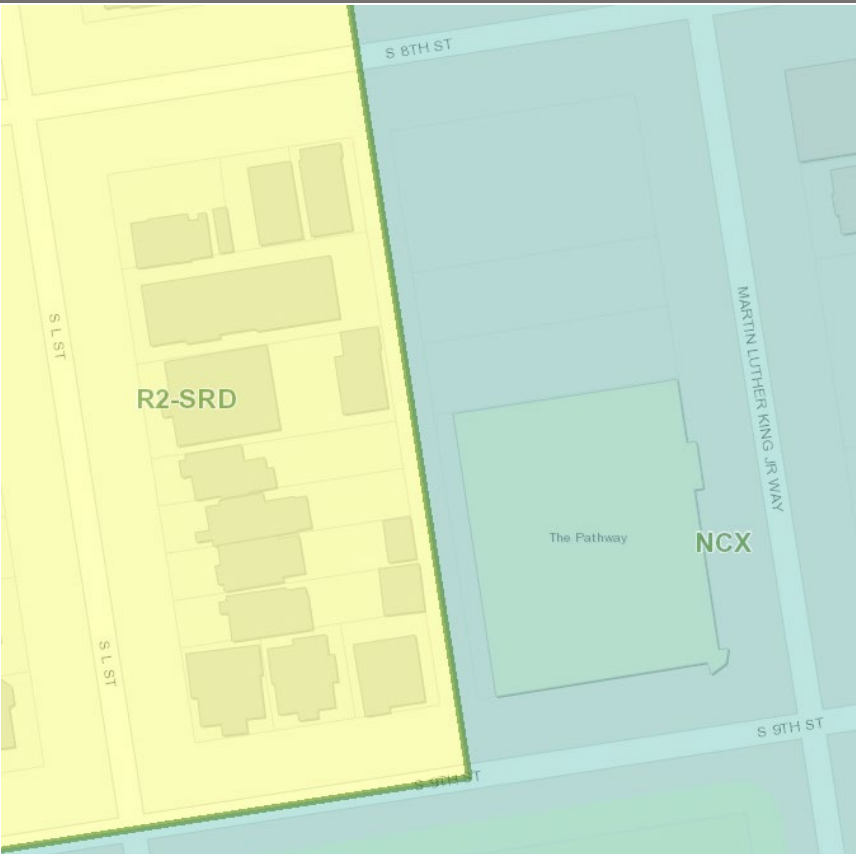
2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

MLK Jr Way & S 8th St

CURRENT ZONING DISTRICTS:

R-2-SRD SINGLE FAMILY DWELLING SPECIAL REVIEW DISTRICT



What is the current zoning in the area?

R-2-SRD: Residential Special Review District

NCX: Neighborhood Commercial Mixed-Use District

PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY DISTRICT HIGH DENSITY



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to the Hilltop Neighborhood Center.

PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY (HIGH DENSITY)

R-4 Multi-Family District



Zone Description

The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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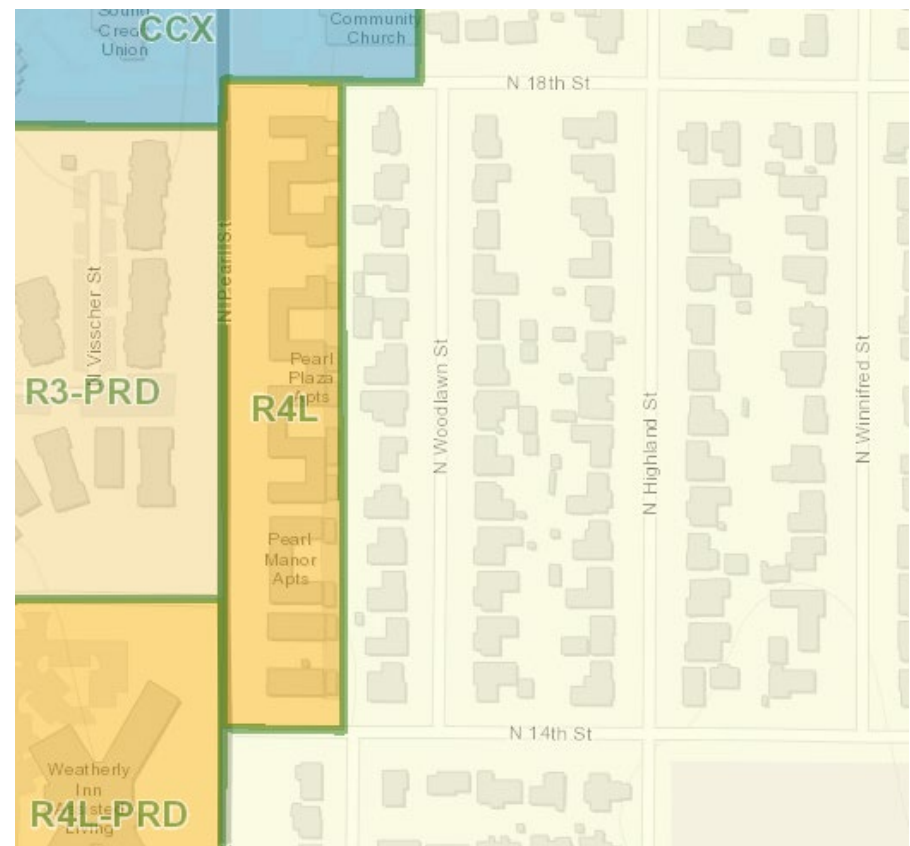
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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

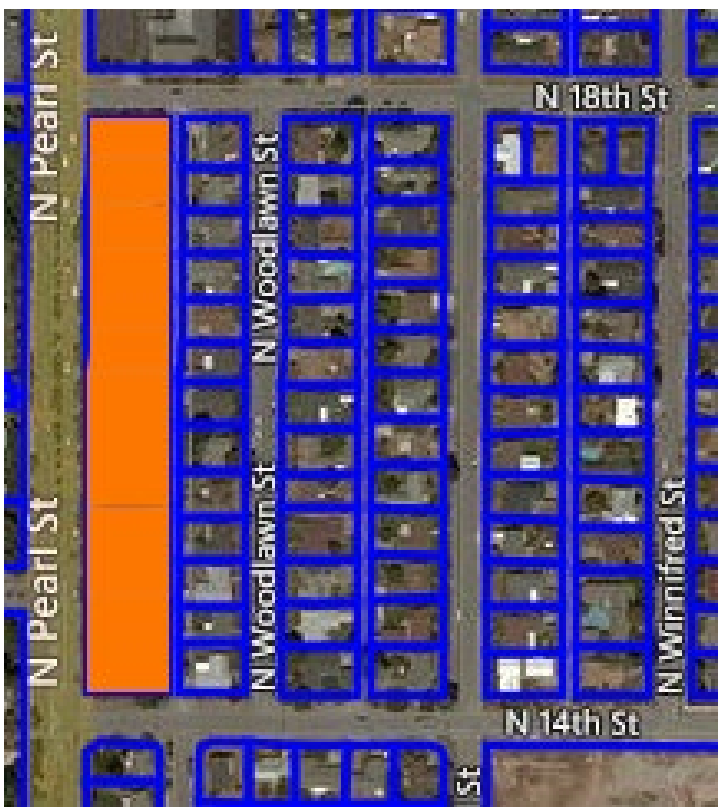
CURRENT ZONING DISTRICTS:
R-4L MULTI-FAMILY DISTRICT LOW DENSITY



What is the current zoning in the area?

R-3-PRD: Two Family Dwelling Planned Residential Development
 R-4L: Multiple Family Low Density
 R-4L-PRD: Low Density Multiple Family Dwelling Planned Residential Development District
 CCX: Community Commercial Mixed-Use District

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY DISTRICT HIGH DENSITY



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to the Westgate Crossroads Center and Wilson High School.
4. Designation as a Pedestrian Street.

N Pearl St & N 14th St

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)

R-4 Multi-Family District



Zone Description
 The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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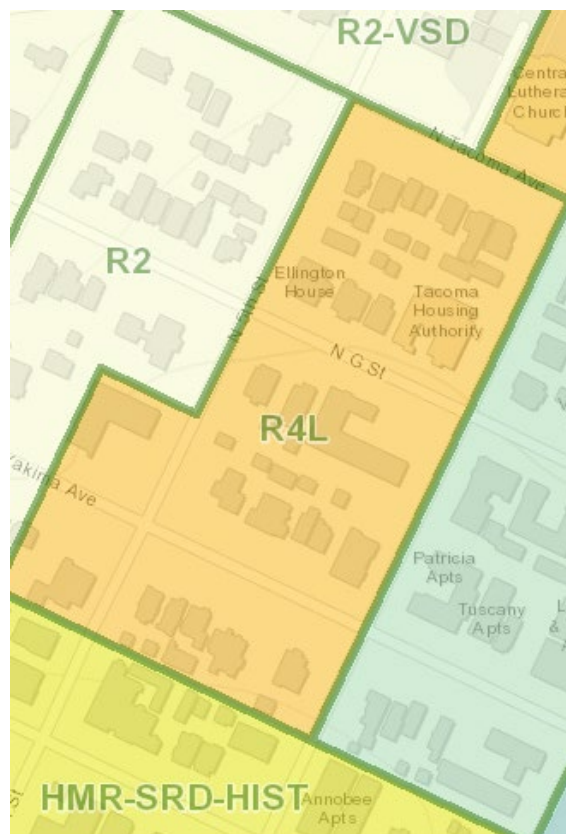
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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT ZONING DISTRICTS: R-4L MULTI-FAMILY LOW DENSITY



What is the current zoning in the area?

R-2: Single Family Dwelling District
 R-2-VSD: Single Family Dwelling District & View Sensitive Overlay District
 R-4L: Multiple Family Low Density
 R-4L-VSD: Multiple Family Low Density & View Sensitive Overlay District
 RCX - Residential Commercial Mixed-Use District
 HMR-SRD-HIST: Historic Mixed Residential Special Review District & Historic District

PROPOSED ZONING DISTRICT: R-4 MULTI-FAMILY HIGH DENSITY



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to the Stadium Neighborhood Center, Wright Park, and other amenities.

N Tacoma Ave & N 5th St

PROPOSED ZONING DISTRICT: R-4 MULTI-FAMILY (HIGH DENSITY)

R-4 Multi-Family District



Zone Description

The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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2019 Comprehensive Plan and Land Use Code Amendments

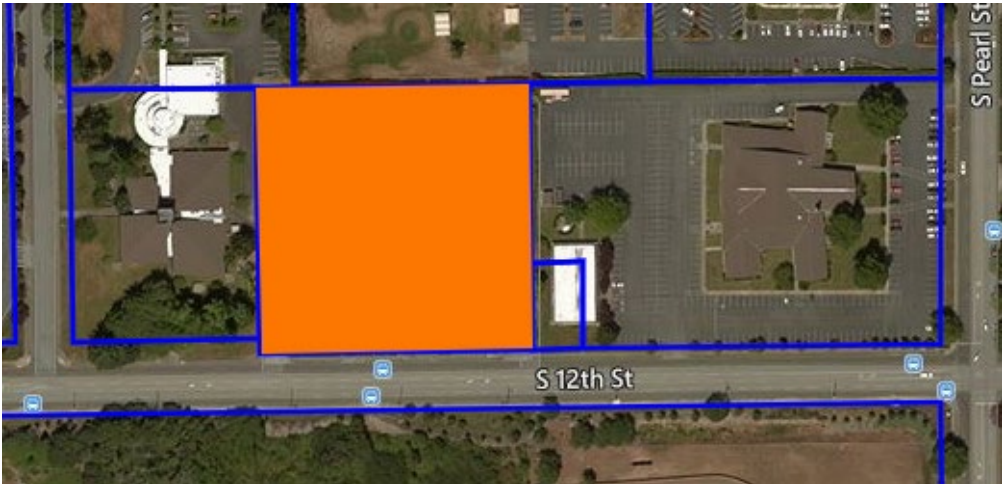
Future Land Use Implementation

CURRENT ZONING DISTRICTS:
R-4L MULTI-FAMILY LOW DENSITY

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY HIGH DENSITY

S 12th St & S Pearl St

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District



Zone Description
The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-4: Multiple Family Dwelling District
R-4L: Multiple Family Low Density
R-4L-PRD: Low Density Multiple Family Dwelling Planned Residential Development District
T : Transition District
CCX: Community Commercial Mixed Use District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to James Center and Tacoma Community College.
4. Designation as a Pedestrian Street.
5. Establishing greater consistency in zoning along the corridor.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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2019 Comprehensive Plan and Land Use Code Amendments

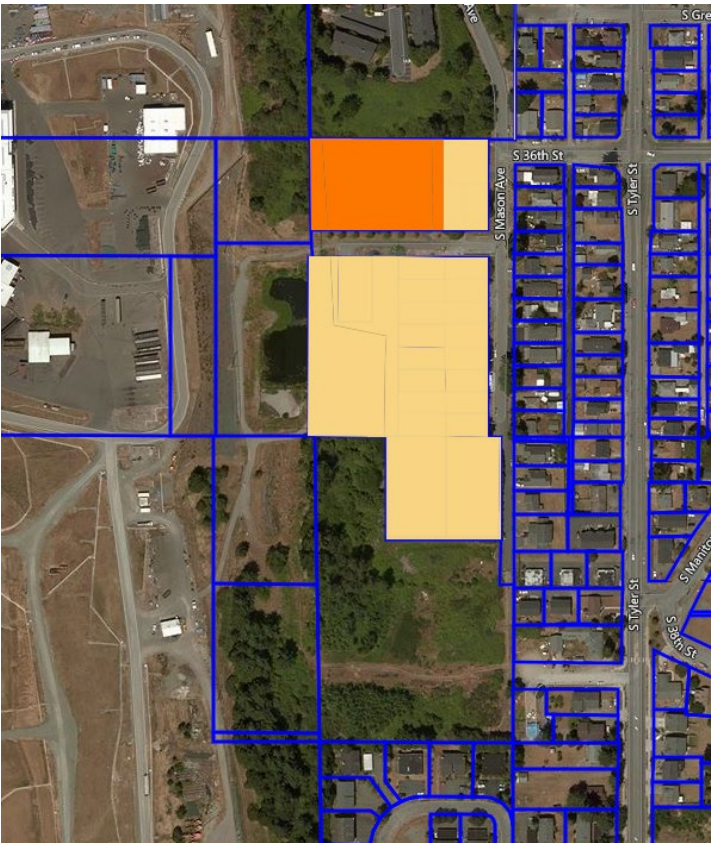
Future Land Use Implementation

S Mason Ave & S 36th St

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY DISTRICT

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District



Zone Description
The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

What is the current zoning in the area?

R-2 STGPD - Single Family Dwelling & South Tacoma Groundwater Protection District
R-2SRD STGPD - Residential Special Review District & South Tacoma Groundwater Protection District
R-3 PRD STGPD - Two Family Dwelling Planned Residential Development District & South Tacoma Groundwater Protection District

Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (high density)**.

To learn more: visit www.cityoftacoma.org/ELIIM or email at planning@cityoftacoma.org

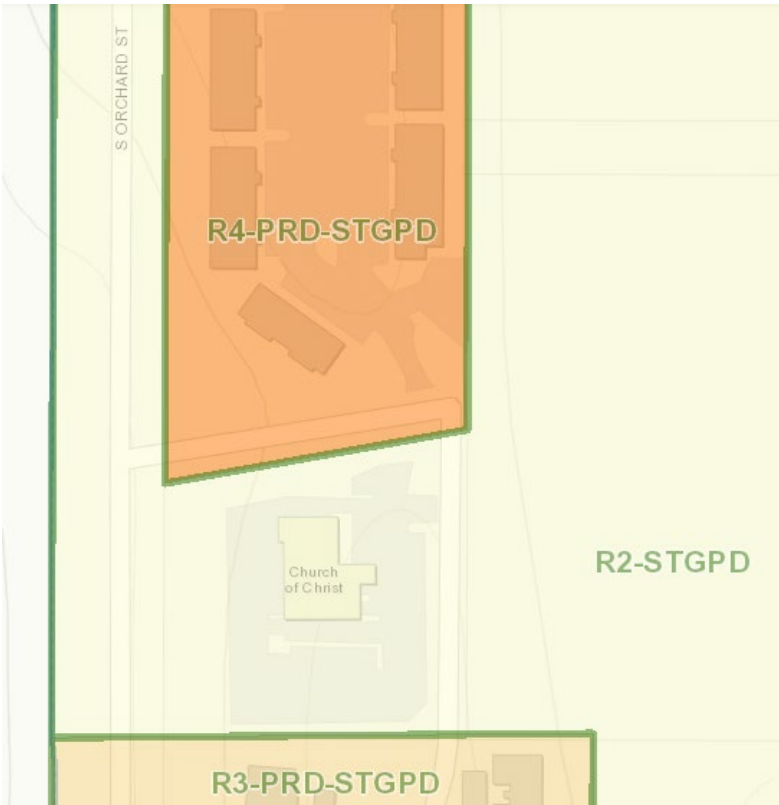


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

36th St. W & S Orchard

CURRENT ZONING DISTRICTS:
R2-SINGLE FAMILY DWELLING DISTRICT



PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY HIGH DENSITY



PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)

R-4 Multi-Family District



Zone Description
The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

What is the current zoning in the area?

R-2: Single Family Dwelling & South Tacoma Groundwater Protection District

R-3 PRD: Two Family Dwelling Planned Residential Development District & South Tacoma Groundwater Protection District

R-4: Multiple Family Dwelling (High Density)

PRD: Planned Residential Development

STGPD: South Tacoma Groundwater Protection District

Why is this area proposed to be rezoned?

- The current Comprehensive Plan designation of **Multi-family (high density)**.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

S 5th St & S Sheridan Ave

CURRENT ZONING DISTRICTS:

R-2-SRD-HIST SINGLE FAMILY SPECIAL REVIEW DISTRICT & HISTORIC CONSERVATION



PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY HIGH DENSITY



PROPOSED ZONING DISTRICT:

R-4 MULTI-FAMILY (HIGH DENSITY)

R-4 Multi-Family District



Zone Description

The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

What is the current zoning in the area?

R-2SRD HIST: Residential Special Review District & Historic District

R-2SRD CONS: Residential Special Review District & Conservation District

R-4 CONS: Multiple Family Dwelling & Conservation District

C-2 CONS: General Community Commercial District & Conservation District

HMX: Hospital Medical Mixed-Use District

HMX CONS: Hospital Medical Mixed-Use District & Conservation District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by high frequency transit.
3. Proximity to the Hilltop Neighborhood Center

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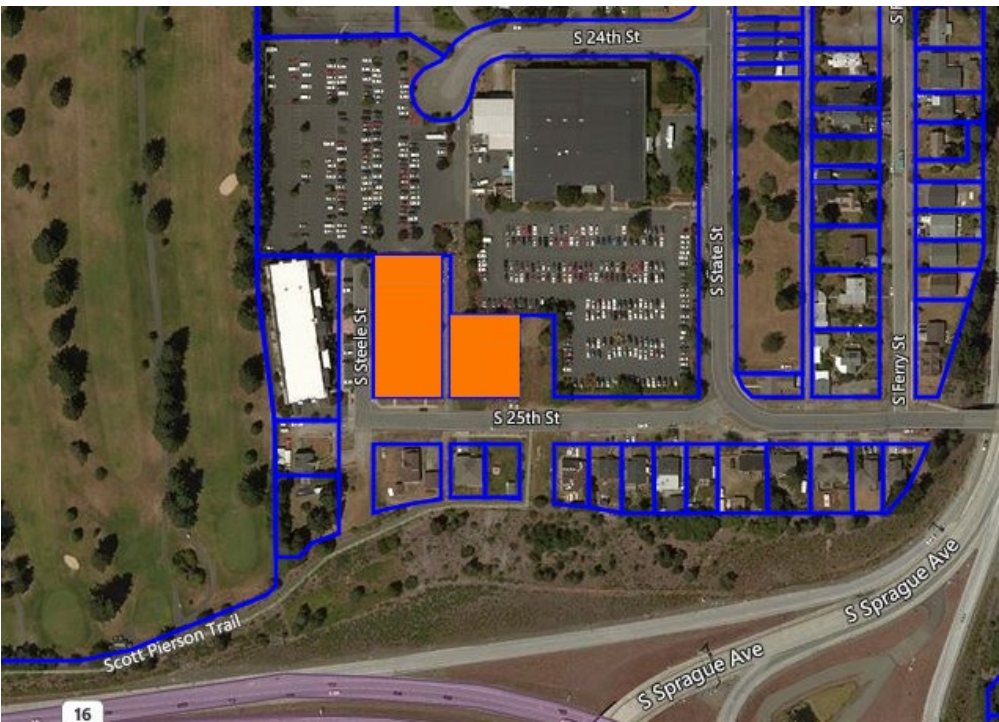
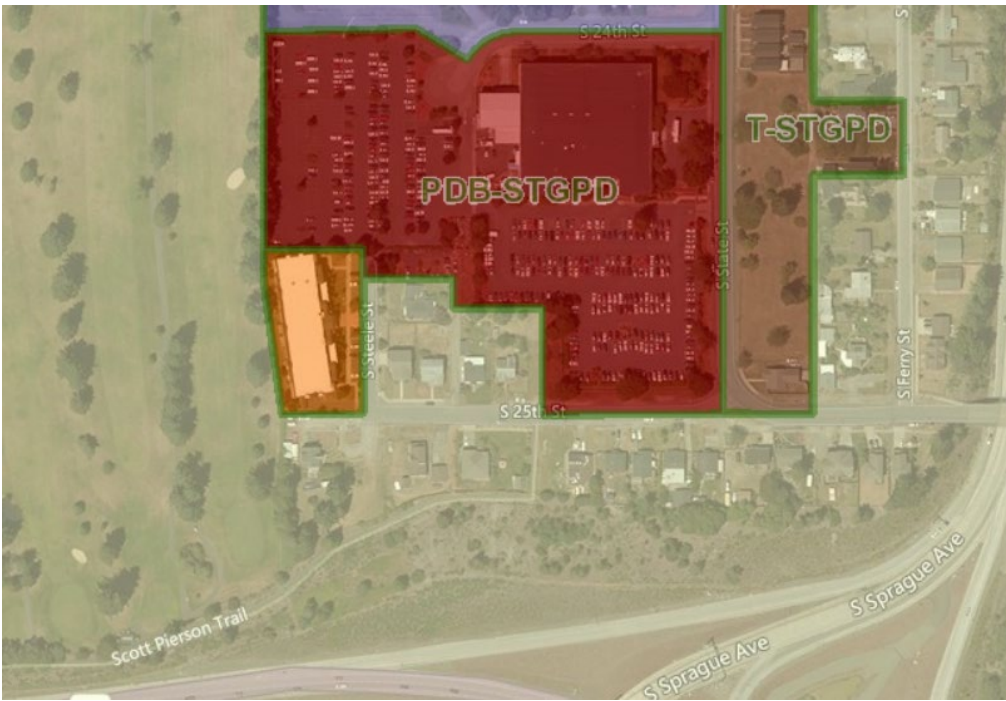
Future Land Use Implementation

S Steele St & S 25th St

CURRENT ZONING DISTRICTS:
R-2 SINGLE FAMILY DWELLING DISTRICT

PROPOSED ZONING DISTICT:
R-4 MULTI-FAMILY (HIGH DENSITY)

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District



Zone Description
The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

What is the current zoning in the area?

R-2: Single Family Dwelling
R-4: Multiple Family Dwelling District (High Density)
PDB STGPD: Planned Development Business District
STGPD: South Tacoma Groundwater Protection District

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. Proximity to commercial uses, Irving Park and Scott Pierson Trail.
3. Area is served by transit.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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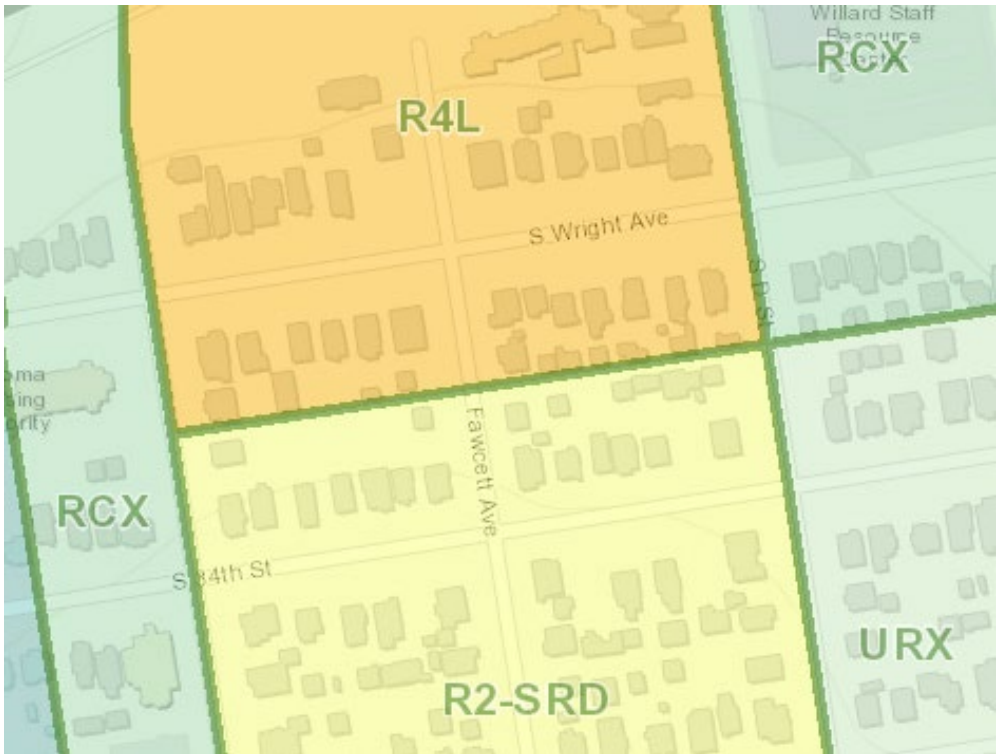
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2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT ZONING DISTRICTS: R-4L MULTI-FAMILY LOW DENSITY



What is the current zoning in the area?

R-2SRD: Residential Special Review District
R-4L: Multiple Family Low Density
RCX: Residential Commercial Mixed-Use District
URX: Urban Residential Mixed-Use District

PROPOSED ZONING DISTRICT: R-4 MULTI-FAMILY HIGH DENSITY



Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. The area is served by or planned for high frequency transit.
3. Proximity to Lincoln Neighborhood Center and Lincoln Park as well as Lower Pacific Crossroads Center.
4. The area has view potential.

S Wright Ave & S Fawcett Ave

PROPOSED ZONING DISTRICT: R-4 MULTI-FAMILY HIGH DENSITY

R-4 Multi-Family District



Zone Description
The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

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Section II-A.4

Exhibits: Proposed Comprehensive Plan Future Land Use Map Amendments



2019 Comprehensive Plan and Land Use Code Amendments

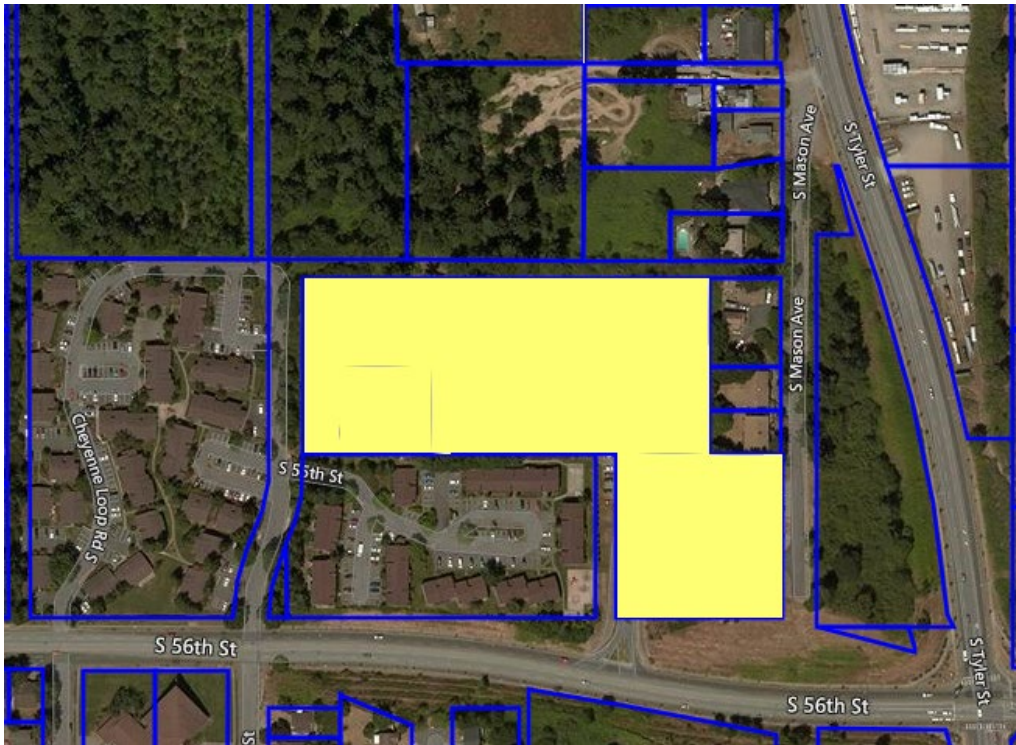
Future Land Use Implementation

56th & Mason PRD

**CURRENT LAND USE DESIGNATION:
MULTI-FAMILY (LOW DENSITY)**

**PROPOSED LAND USE DESIGNATION:
SINGLE FAMILY**

**PROPOSED LAND USE DESIGNATION:
FLUM DESCRIPTION**



Single Family Residential

Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.

Target Development Density: 6–12 dwelling units/net acre

**CURRENT LAND USE DESIGNATION:
FLUM DESCRIPTION**

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated for Multi-family High Density, but is zoned as an R-2 Single Family Planned Residential Development (R-2 PRD). The PRD Overlay District is approved by the City Council as a specific site rezone. This proposal would modify the Future Land Use map to recognize the PRD Overlay and the special procedural requirements of those districts.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

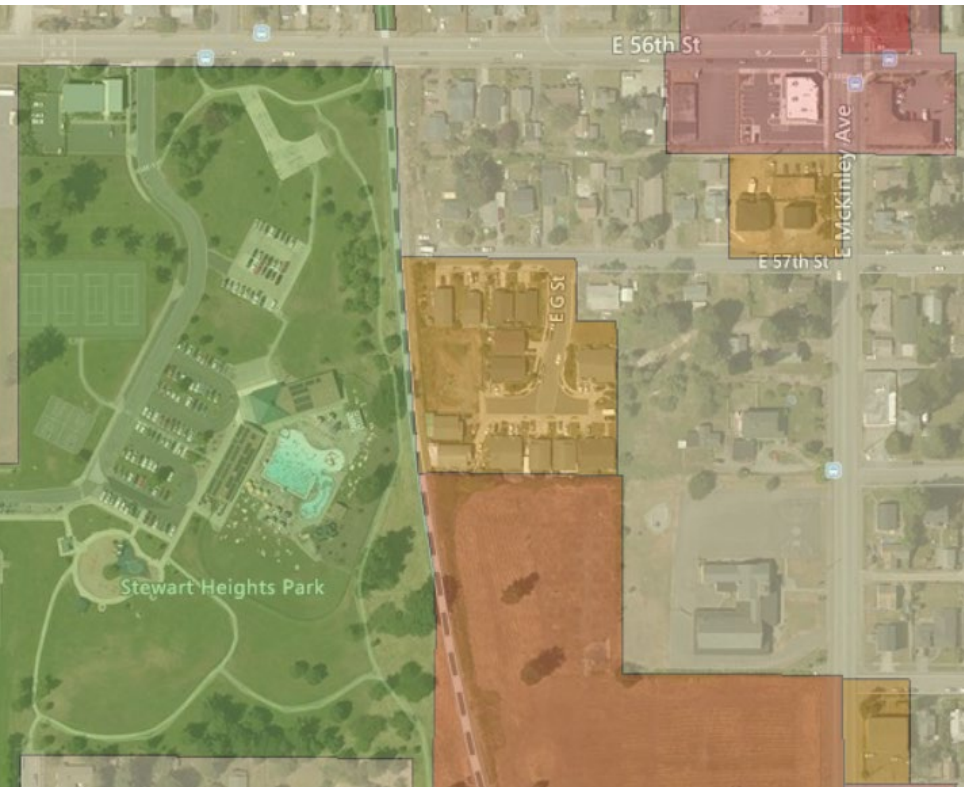
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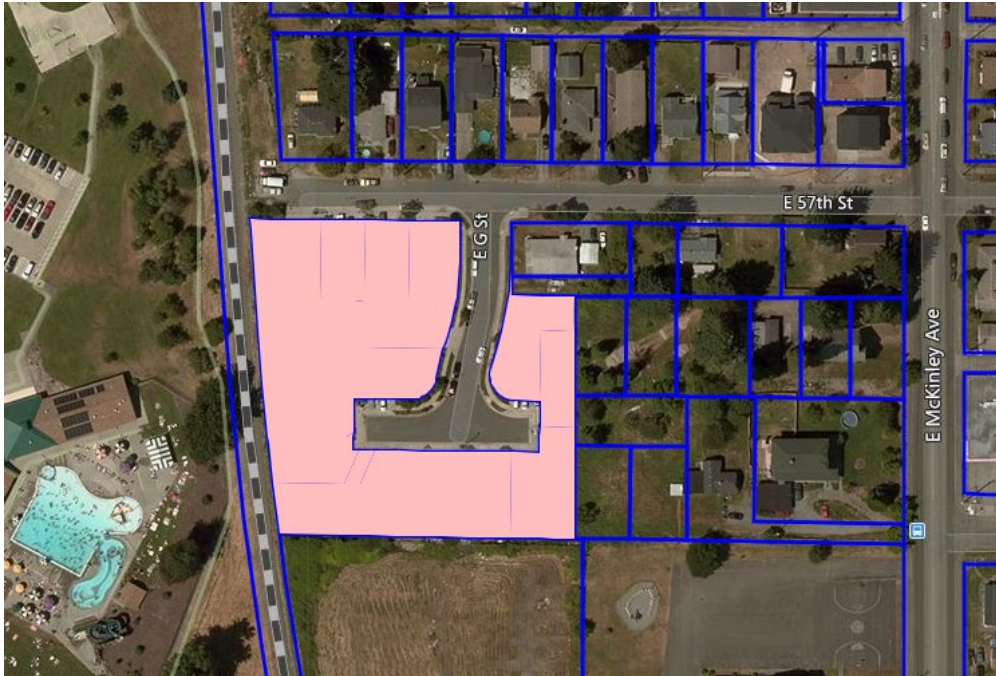
2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: NEIGHBORHOOD COMMERCIAL



E. 57th and E. G Transitional

PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated as a Multi-family (low density) area. However, the preliminary approach is to recognize the current T-Transitional Zoning District which was approved by the City Council, and to modify the Comprehensive Plan Future Land Use Map (FLUM) to be consistent with the T base zone. In this case, the FLUM would be amended from Multi-family (low density) designation to a Neighborhood Commercial Designation. This change preserves the potential for future commercial use.



2019 Comprehensive Plan and Land Use Code Amendments

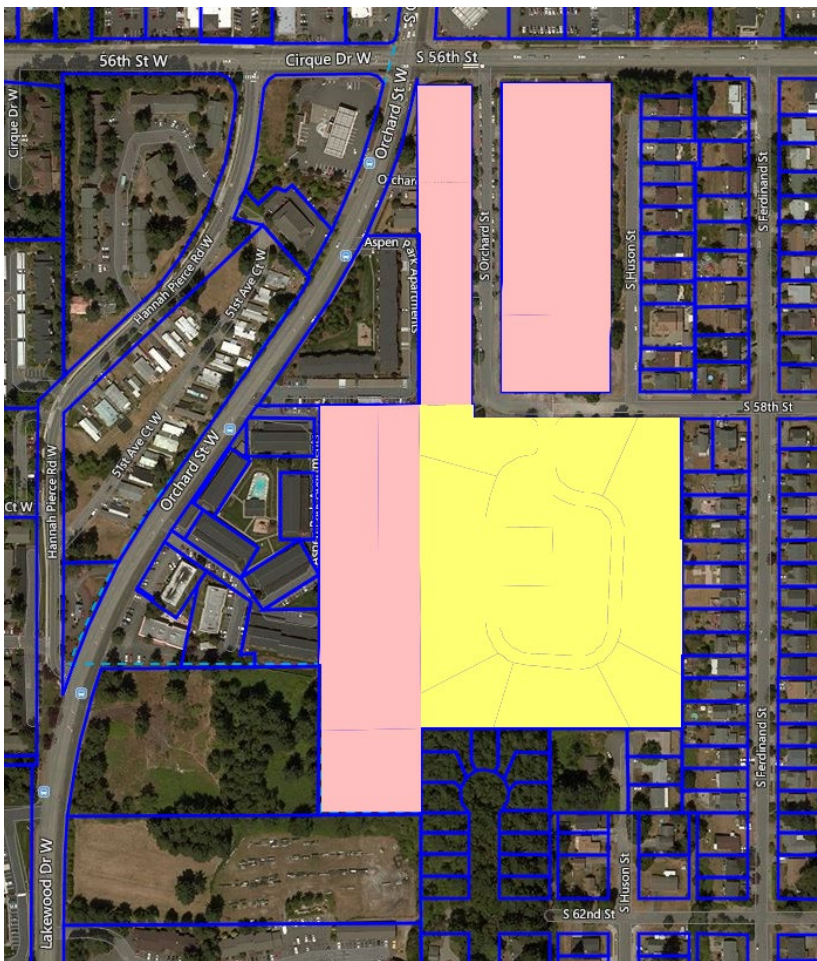
Future Land Use Implementation

58th & Orchard PRD

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Single Family Residential

Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.

Target Development Density: 6–12 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated for a Multi-family (low density). However, the preliminary approach is to recognize the current Planned Residential Development District (PRD), which acts as a zoning overlay district and which was approved by the City Council, and to modify the Comprehensive Plan Future Land Use Map (FLUM) to be consistent with the PRD base zone. In this case, the FLUM would be amended from Multi-family (low density) to a Single Family Residential Designation.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

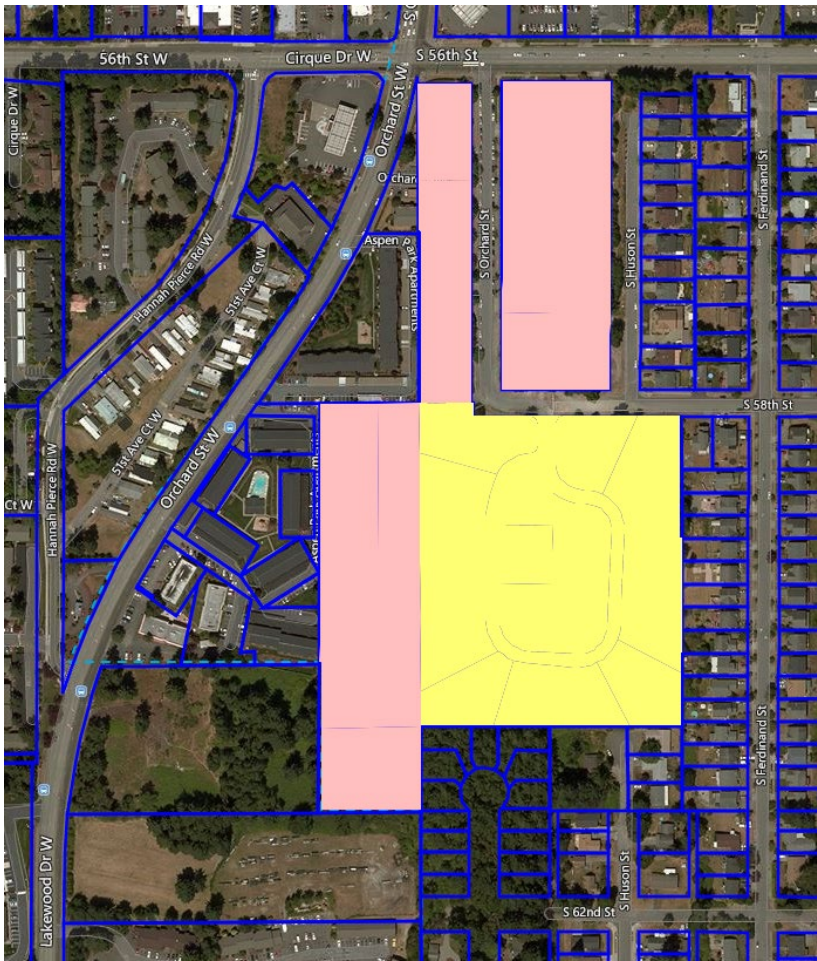
Future Land Use Implementation

58th & Orchard Transitional

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: NEIGHBORHOOD COMMERCIAL



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated as a Multi-family (low density) area. However, the preliminary approach is to recognize the current T-Transitional Zoning District which was approved by the City Council, and to modify the Comprehensive Plan Future Land Use Map (FLUM) to be consistent with the T base zone. In this case, the FLUM would be amended from Multi-family (low density) designation to a Neighborhood Commercial Designation.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

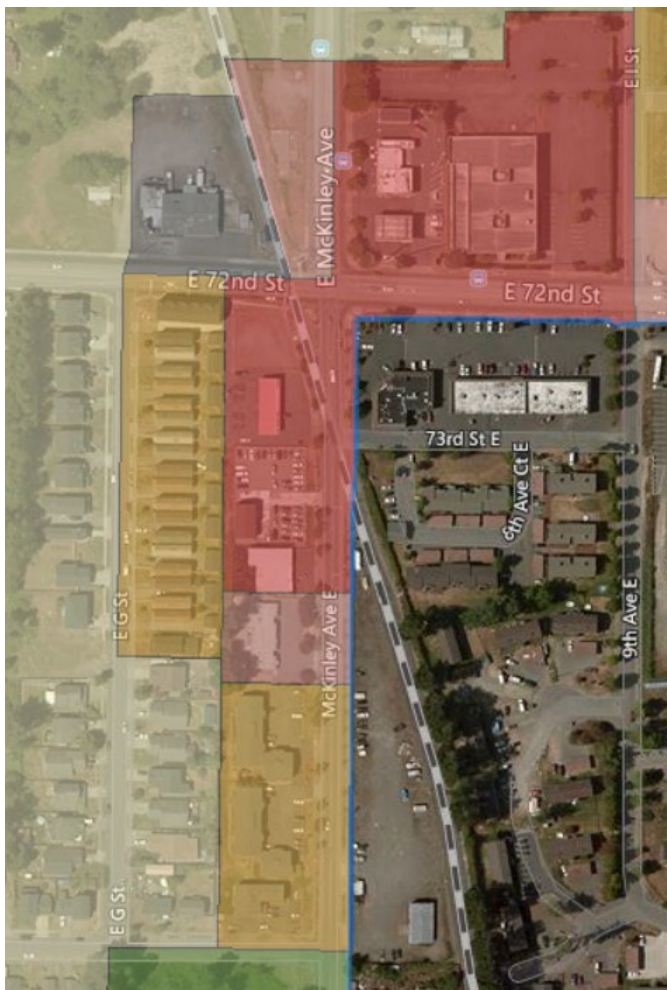


2019 Comprehensive Plan and Land Use Code Amendments

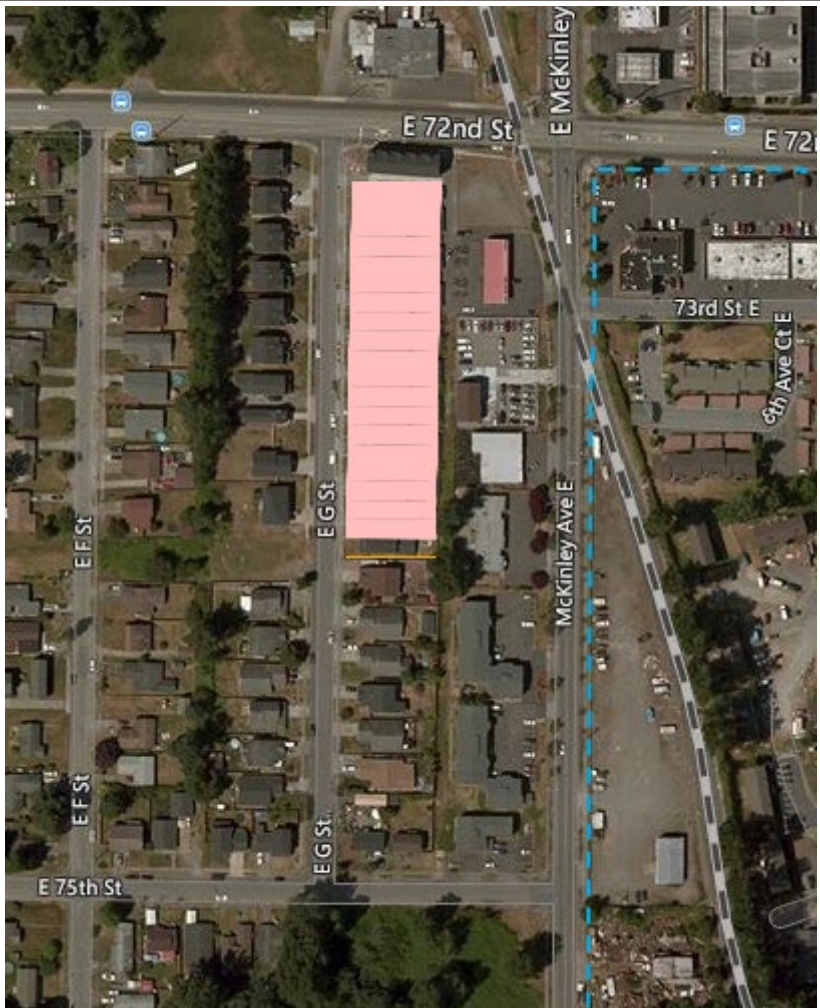
Future Land Use Implementation

72nd/McKinley Transitional

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: NEIGHBORHOOD COMMERCIAL



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated as a Multi-family (low density) area. However, the preliminary approach is to recognize the current T-Transitional Zoning District which was approved by the City Council, and to modify the Comprehensive Plan Future Land Use Map (FLUM) to be consistent with the T base zone. In this case, the FLUM would be amended from Multi-family (low density) designation to a Neighborhood Commercial Designation. This change preserves the potential for future commercial use.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

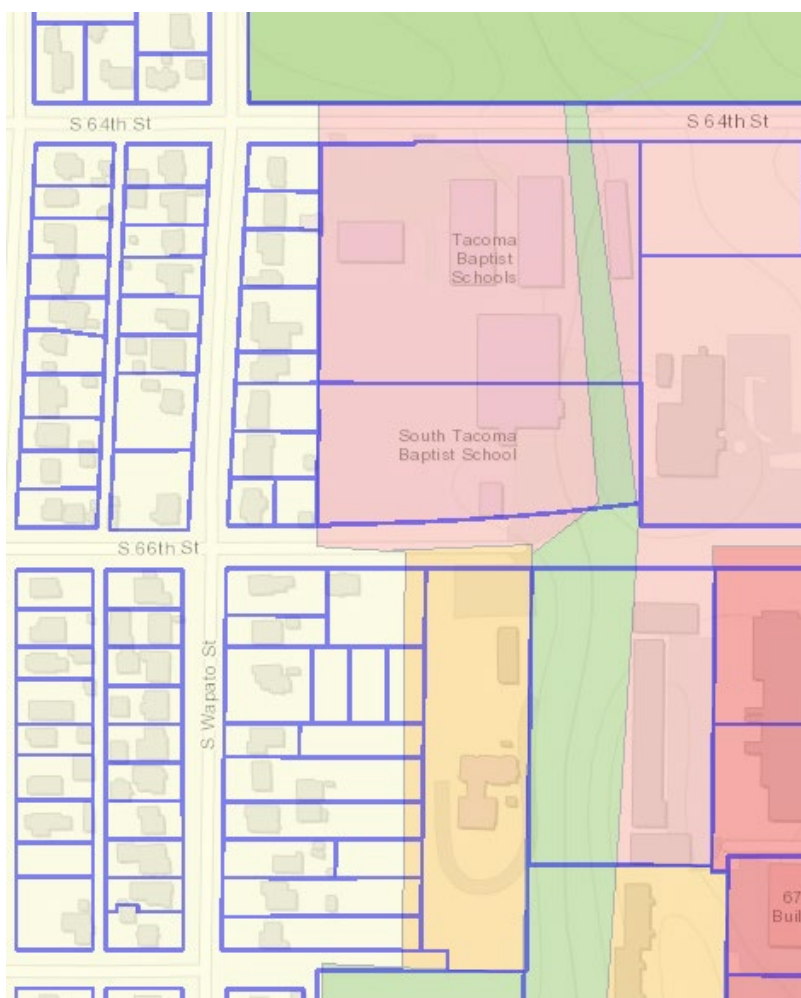


2019 Comprehensive Plan and Land Use Code Amendments

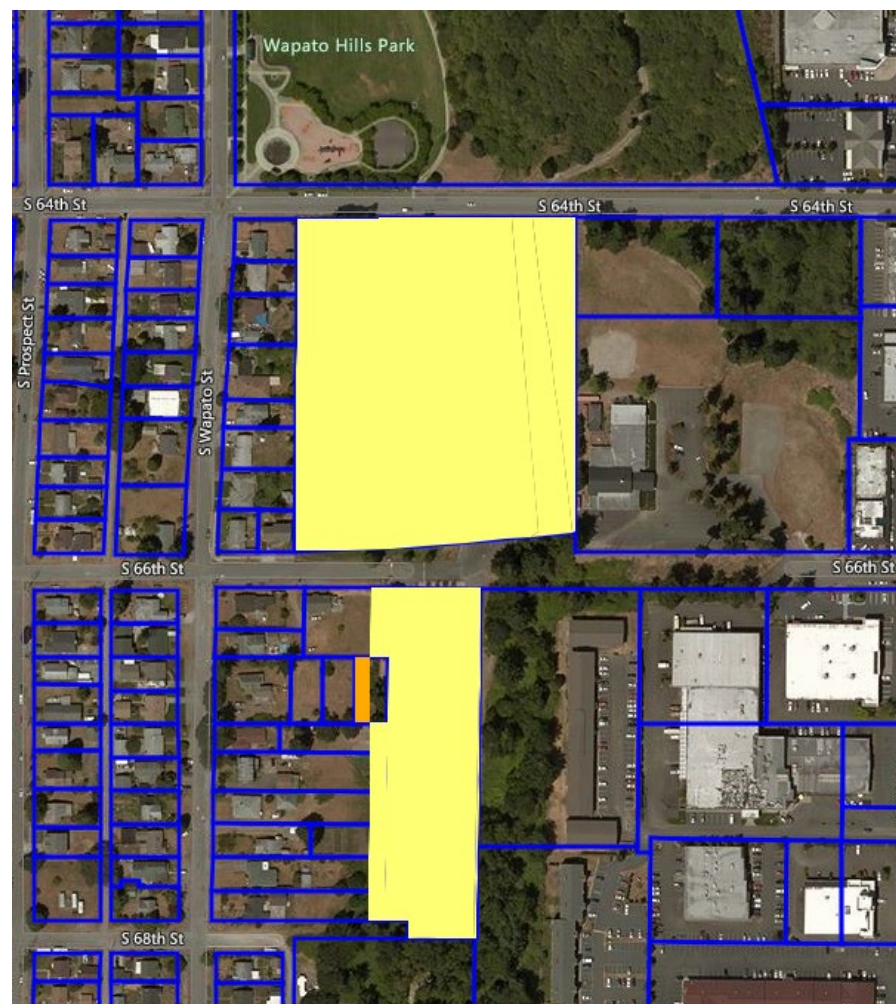
Future Land Use Implementation

Baptist School

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

The preliminary proposal is to amend the Comprehensive Plan Future Land Use Map to be consistent with the existing zoning for Educational Facilities and active Parks and Recreation facilities. The properties affected by this proposal are comprised of the South Tacoma Baptist School facilities. The current land use designation would support a rezone to C-1 Neighborhood Commercial zoning, whereas, the existing zoning is R-2 Single Family Zoning. Educational facilities are allowed in both of these zoning categories.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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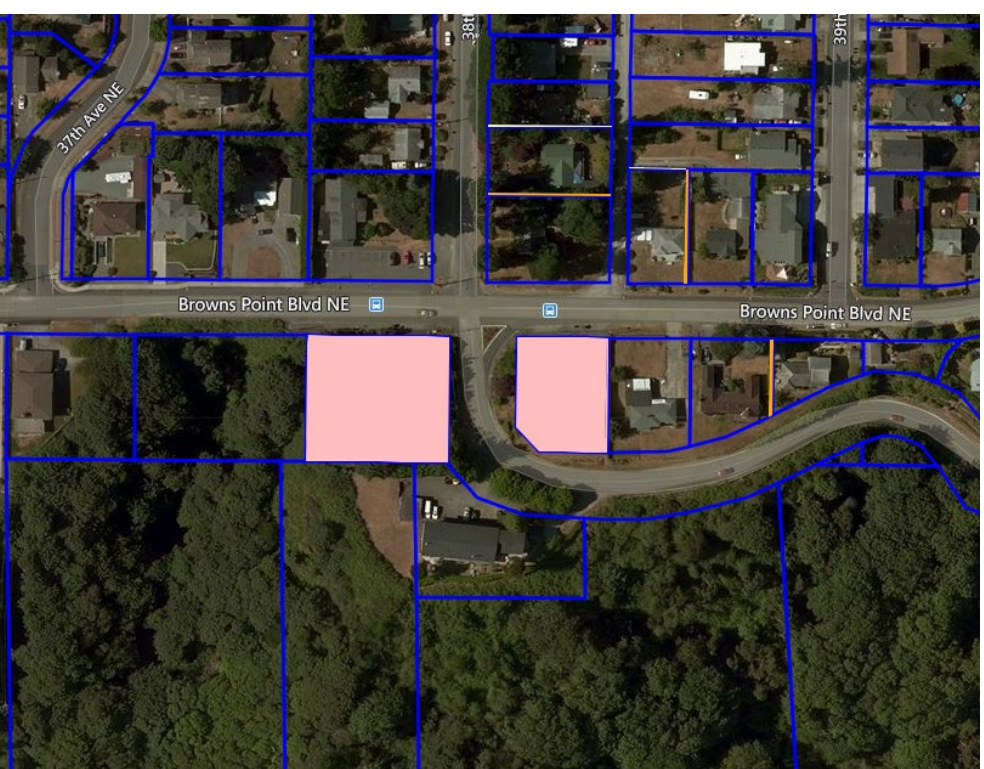
2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



Browns Pt. BLVD Transitional

PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

These properties are identified in the Comprehensive Plan Future Land Use Map (FLUM) as Multi-family (low density), but they are currently zoned as T Transitional Districts which allow some commercial activity. The preliminary approach is to maintain the long term flexibility to accommodate commercial activity by amending the FLUM to recognize the commercial zoning. The proposal would re-designate these properties as Neighborhood Commercial. Residential use is still allowed in commercial areas.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



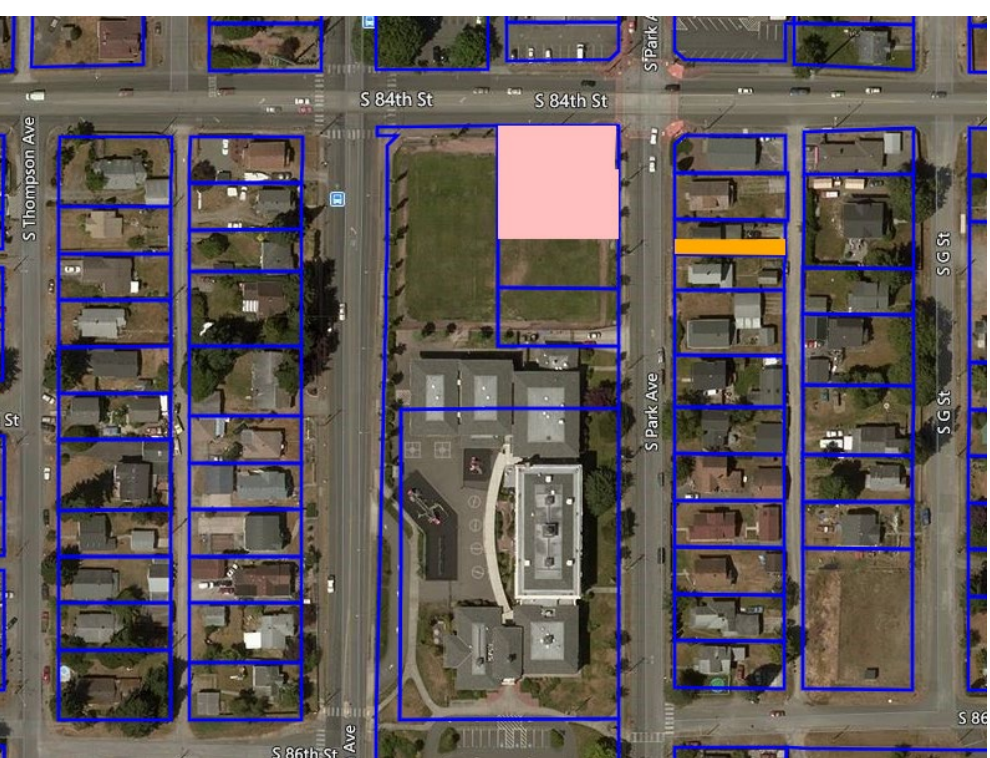
2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

CURRENT LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: MULTIFAMILY (LOW DENSITY)



Fern Hill Elementary

PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Single Family Residential

Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.

Target Development Density: 6–12 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This proposed change applies to Fern Hill Elementary School. The preliminary proposal for educational facilities and active park and recreation facilities is to amend the Comprehensive Plan Future Land Use Map to reflect the existing zoning districts, rather than rezone these facilities. This facility is currently designated for Single Family Land Use and is zoned for commercial use at the corner of S Park Ave and S 84th. Educational Facilities are permitted in all residential and commercial zones.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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2019 Comprehensive Plan and Land Use Code Amendments

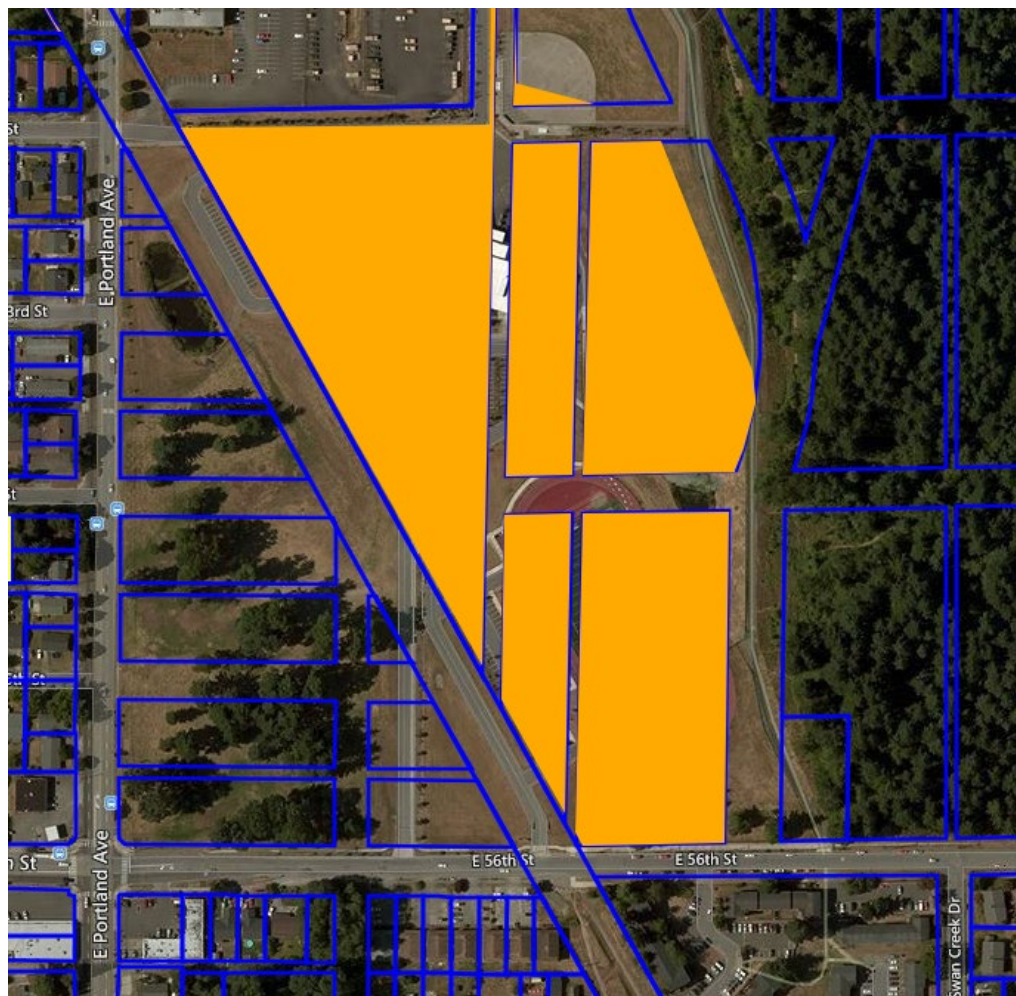
Future Land Use Implementation

First Creek

CURRENT LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: MULTIFAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Single Family Residential

Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.

Target Development Density: 6–12 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This proposed change applies to First Creek Elementary School. The preliminary proposal for educational facilities and active park and recreation facilities is to amend the Comprehensive Plan Future Land Use Map to reflect the existing zoning districts, rather than rezone these facilities. This facility is currently designated for Single Family Land Use and is zoned for multi-family residential. Educational Facilities are permitted in all residential zones.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



2019 Comprehensive Plan and Land Use Code Amendments

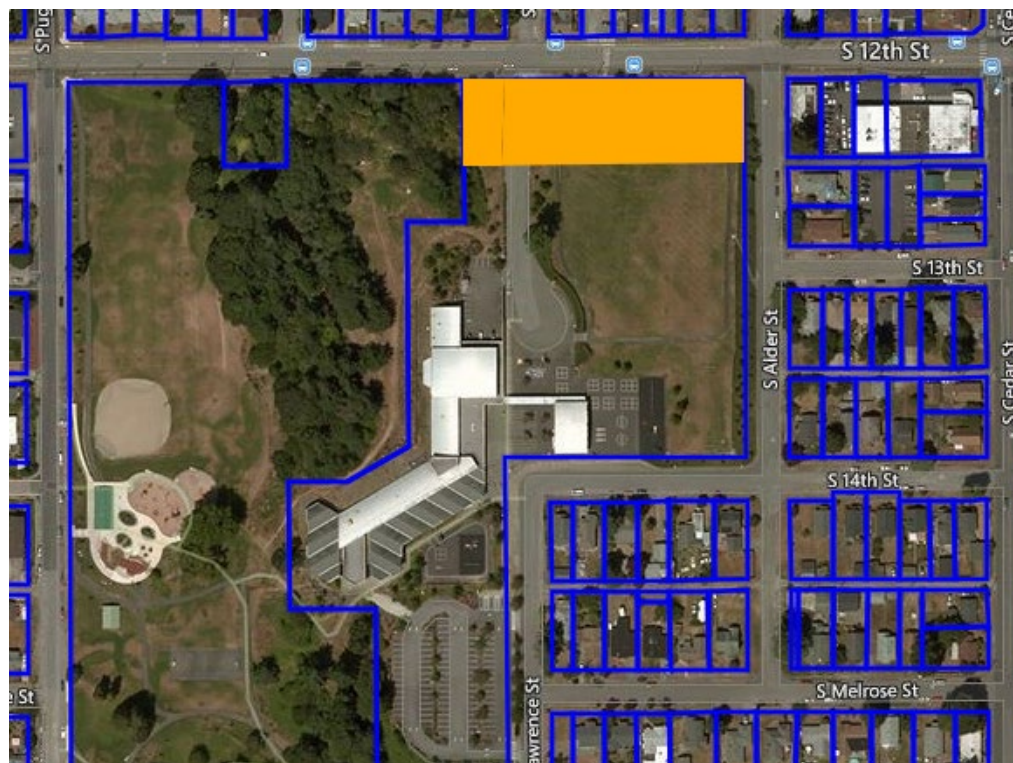
Future Land Use Implementation

Franklin

CURRENT LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: MULTIFAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Single Family Residential

Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.

Target Development Density: 6–12 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This proposed change applies to Lowell Elementary School. The preliminary proposal for educational facilities and active park and recreation facilities, is to amend the Comprehensive Plan Future Land Use Map to reflect the existing zoning districts, rather than rezone these facilities. This specific change would apply to the street frontage along S 12th Street. This area is currently zoned for low density multifamily uses. However, educational Facilities are permitted in all residential zones.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

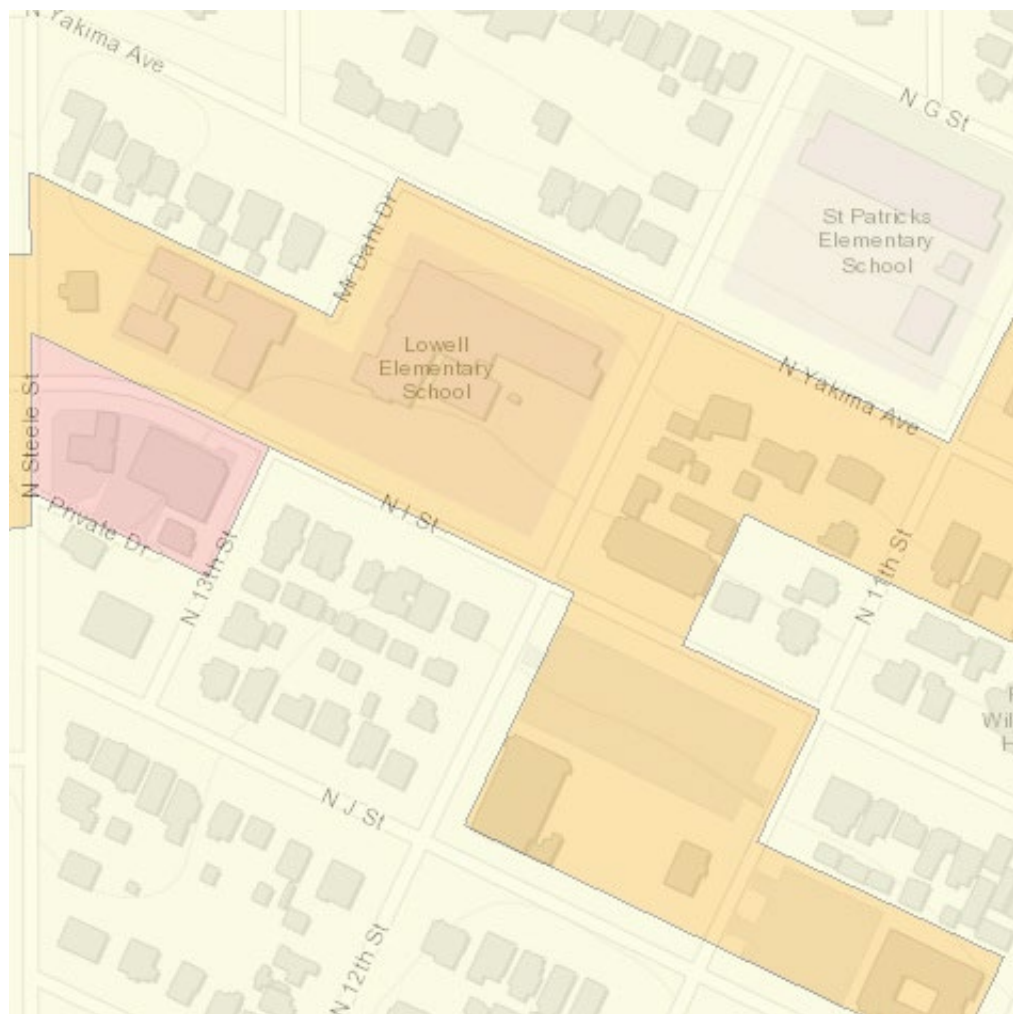


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

Lowell

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Single Family Residential

Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.

Target Development Density: 6–12 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This proposed change applies to Lowell Elementary School. The preliminary proposal for educational facilities and active park and recreation facilities, is to amend the Comprehensive Plan Future Land Use Map to reflect the existing zoning districts, rather than rezone these facilities. This specific change would apply to half of the property. Educational facilities are allowed in all residential zones.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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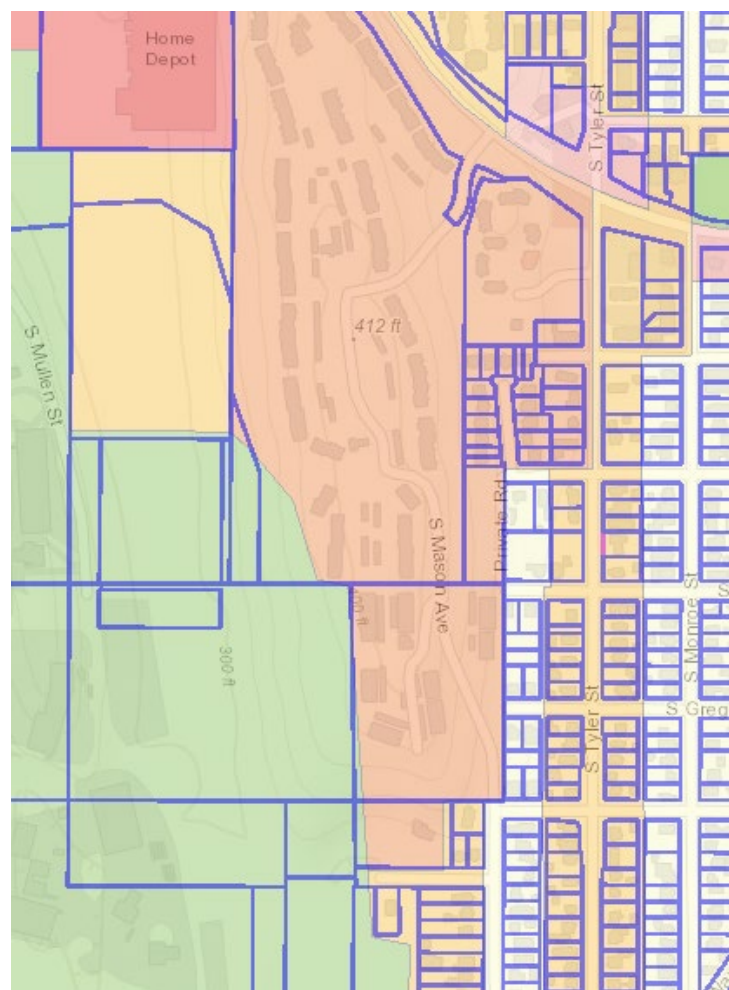


2019 Comprehensive Plan and Land Use Code Amendments

Future Land Use Implementation

Mason PRD

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (high-density)

This designation allows for a wide range of residential housing types at medium and higher density levels, along with community facilities and institutions, and some limited commercial uses and mixed-use buildings. It is characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise levels. These areas are generally found in the central city and along major transportation corridors where there is increased access to public transportation and to employment centers.

Target Development Density: 45–75 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated for a mix of Park and Open Space, Multi-family (low density) and Multifamily (high density) zoning districts. However, the preliminary approach is to recognize the current Planned Residential Development District (PRD), which acts as a zoning overlay district and which was approved by the City Council, and to modify the Comprehensive Plan Future Land Use Map (FLUM) to be consistent with the PRD base zone. In this case, the FLUM would be amended from Multi-family (High Density) to Multi-family (low density).

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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2019 Comprehensive Plan and Land Use Code Amendments

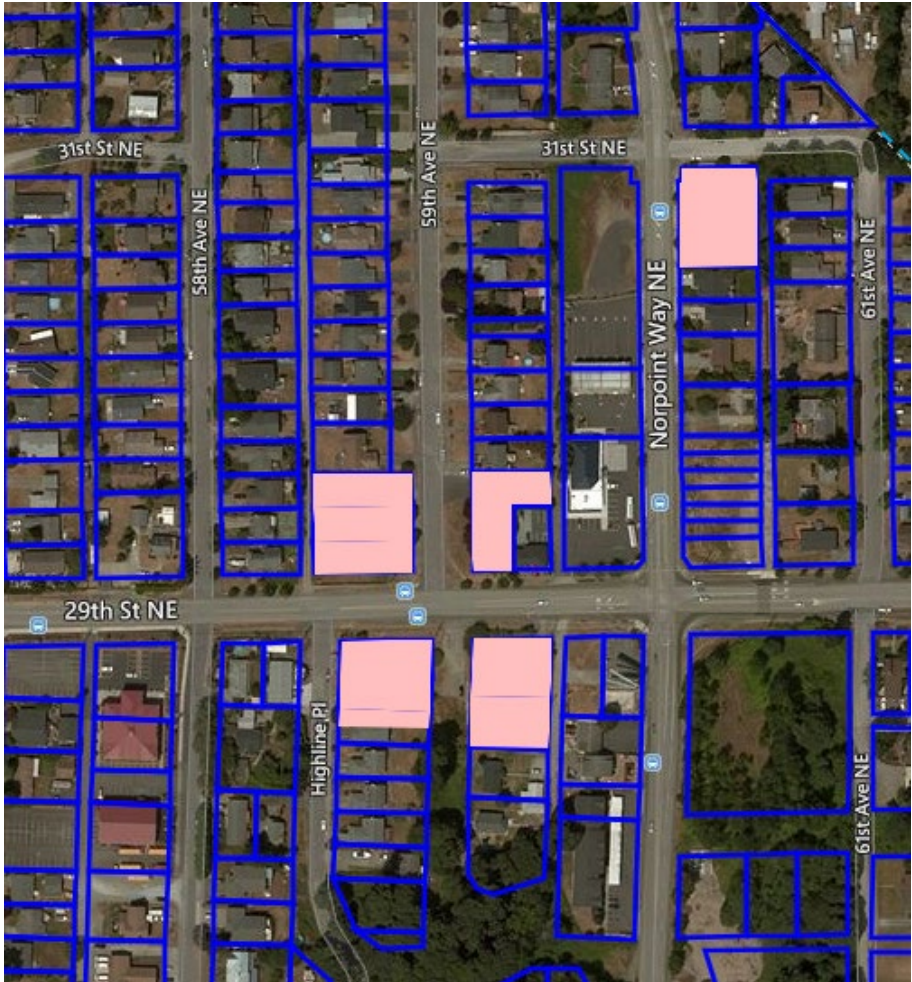
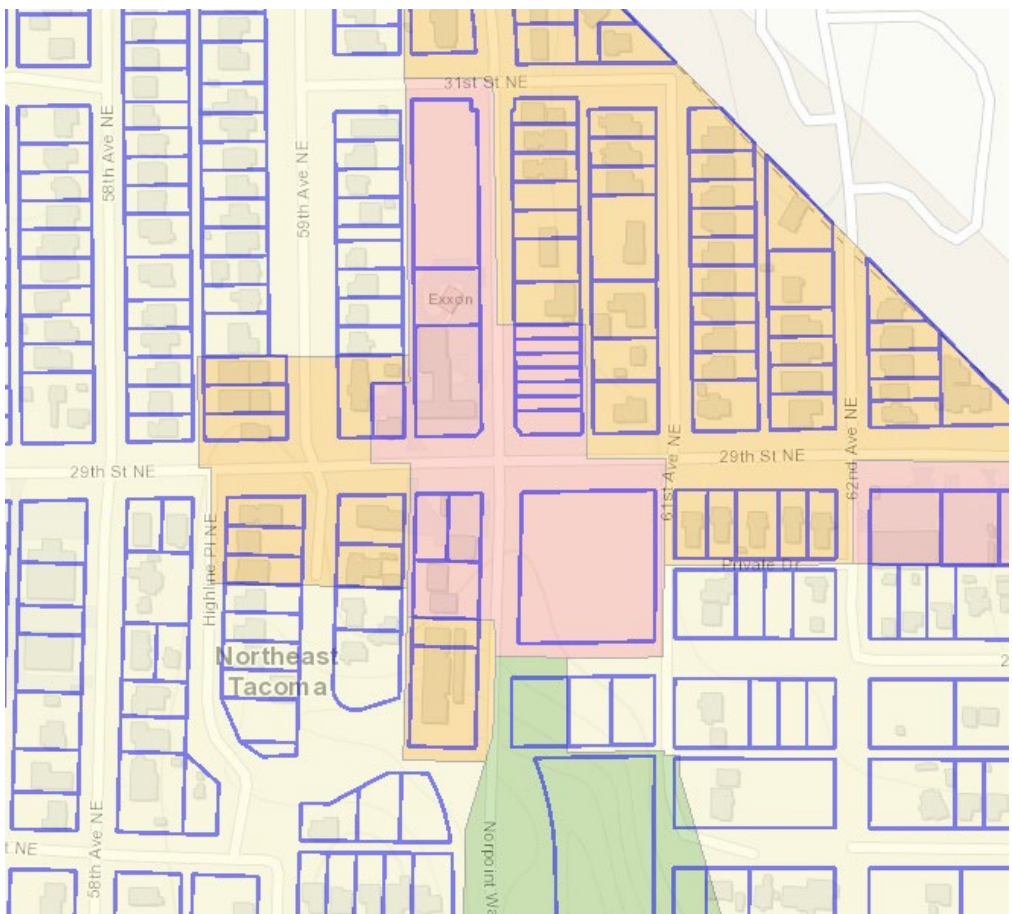
Future Land Use Implementation

Norpoint Transitional

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)

PROPOSED LAND USE DESIGNATION: SINGLE FAMILY DESIGNATION

PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION



Neighborhood Commercial

This designation is characterized primarily by small-scale neighborhood businesses with some residential and institutional uses. Uses within these areas have low to moderate traffic generation, shorter operating hours, smaller buildings and sites, and less signage than general commercial or mixed-use areas. There is a greater emphasis on small businesses and development that is compatible with nearby, lower intensity residential areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

These properties are identified in the Comprehensive Plan Future Land Use Map (FLUM) as Multi-family (low density), but they are currently zoned as T Transitional Districts which allow some commercial activity. The preliminary approach is to maintain the long term flexibility to accommodate commercial activity by amending the FLUM to recognize the commercial zoning. The proposal would re-designate these properties as Neighborhood Commercial. Residential use is still allowed in commercial areas.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

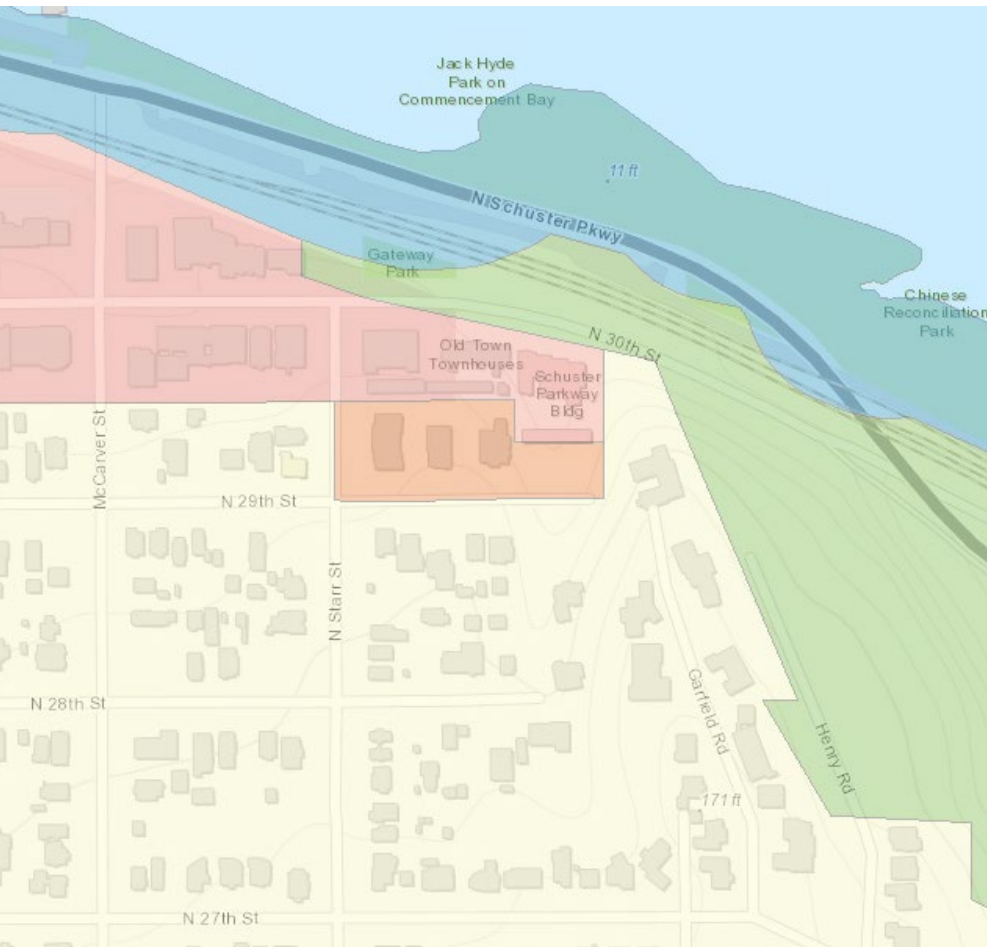


2019 Comprehensive Plan and Land Use Code Amendments

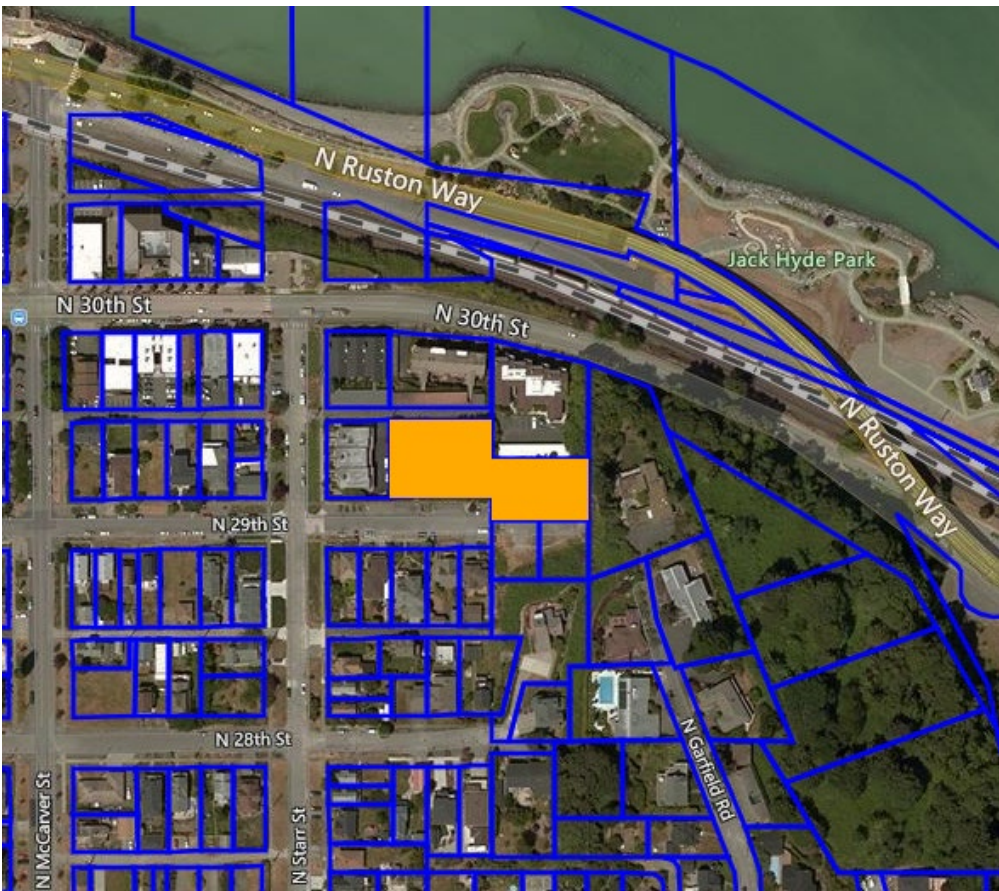
Future Land Use Implementation

Old Town VSD

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (HIGH DENSITY)



PROPOSED LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)



PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (high-density)

This designation allows for a wide range of residential housing types at medium and higher density levels, along with community facilities and institutions, and some limited commercial uses and mixed-use buildings. It is characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise levels. These areas are generally found in the central city and along major transportation corridors where there is increased access to public transportation and to employment centers.

Target Development Density: 45–75 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated for Multi-family High Density, which supports potential building heights of over 60, in an area that is also subject to a View Sensitive Overlay District that limits height to 25'. The preliminary proposal is to amend the Comprehensive Plan Future Land Use Map to better recognize the View Sensitive Overlay District

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

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2019 Comprehensive Plan and Land Use Code Amendments

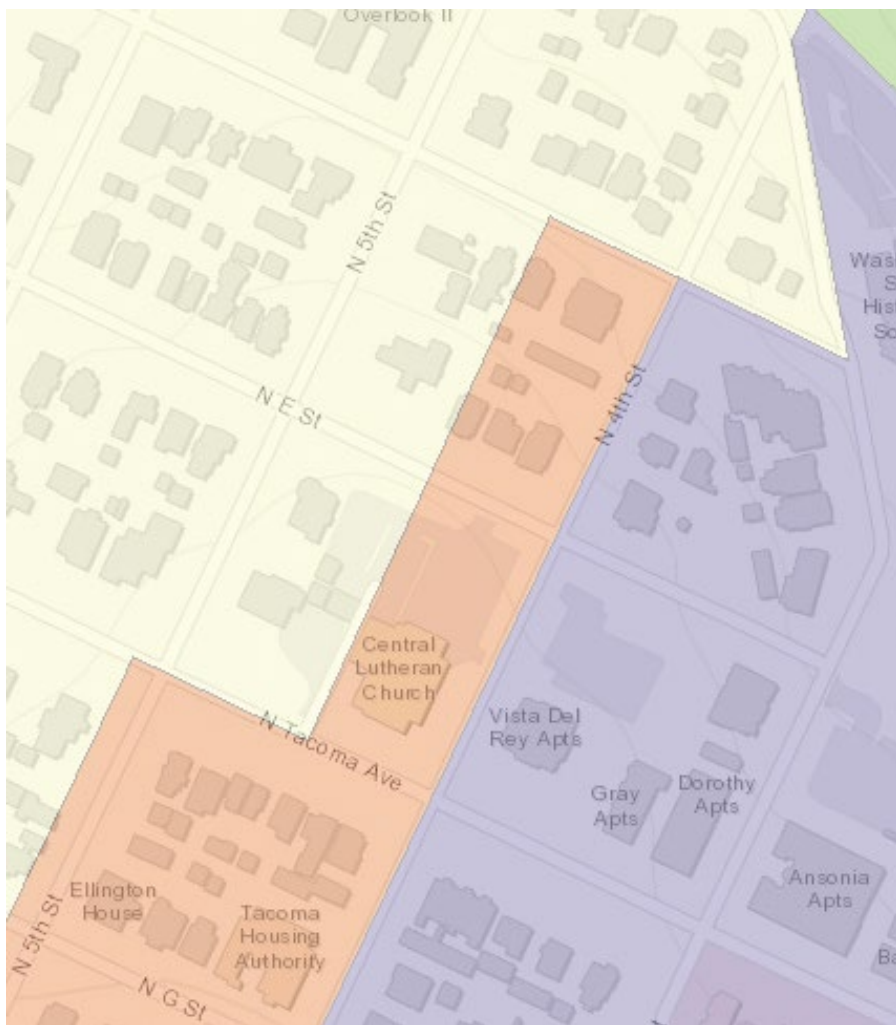
Future Land Use Implementation

Stadium VSD

CURRENT LAND USE DESIGNATION: MULTI-FAMILY (HIGH DENSITY)

PROPOSED LAND USE DESIGNATION: MULTI-FAMILY (LOW DENSITY)

PROPOSED LAND USE DESIGNATION: FLUM DESCRIPTION



Multi-Family (low-density)

This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed-use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

Target Development Density: 14–36 dwelling units/net acre

CURRENT LAND USE DESIGNATION: FLUM DESCRIPTION

Multi-Family (high-density)

This designation allows for a wide range of residential housing types at medium and higher density levels, along with community facilities and institutions, and some limited commercial uses and mixed-use buildings. It is characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise levels. These areas are generally found in the central city and along major transportation corridors where there is increased access to public transportation and to employment centers.

Target Development Density: 45–75 dwelling units/net acre

WHY IS THIS CHANGE PROPOSED?

This area is currently designated for Multi-family High Density, which supports potential building heights of over 60, in an area that is also subject to a View Sensitive Overlay District that limits height to 25'. The preliminary proposal is to amend the Comprehensive Plan Future Land Use Map to better recognize the View Sensitive Overlay District

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.
 Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.

