



To: Planning Commission
From: Lauren Flemister, Senior Planner, Planning Services Division
Subject: **Detached Accessory Dwelling Unit (DADU) Regulations**
Meeting Date: July 18, 2018
Memo Date: July 11, 2018

Action Requested:
Guidance.

Discussion:

At the next meeting on July 18, 2018, the Planning Commission will review the preliminary scope of work for the project of “Detached Accessory Dwelling Unit (DADU) Regulations.” The discussion will focus on the codification of DADUs and the integration of other elements of the Residential Infill Pilot Program into the Planning Work Program for 2018-2020, through continued work on affordable housing and housing choice.

The City Council’s Infrastructure, Planning and Sustainability Committee (IPS) is scheduled to review the Planning Commission’s Annual Report for 2017-2018 and Planning Work Program for 2018-2020 on July 11, 2018. Feedback from the IPS on the Residential Infill Pilot Program and the DADU Regulations, if any, will be provided to the Planning Commission on July 18th to inform the discussion of this item.

Project Summary:

The Residential Infill Pilot Program was initiated as a part of the City’s 2015 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code. The program aims to promote innovative residential infill pilot development types that are underutilized or expanding the areas in the Tacoma where certain development types are permitted. (Program Summary attached.)

As the needs of residents and market conditions shift, the urgency to implement learnings from the program increases. Modifications to public outreach and education, the path to codification with design standards and appropriate processes, and the allowance of detached accessory dwelling units outright in certain zoning districts should be reviewed and implemented.

Prior Actions:

- 5/16/2018 – Review of the Scope of Residential Infill Pilot Program Phase II
- 3/1/2017 – Review of Round 1 Application of the Pilot Program and Lessons Learned
- 9/21/2016 – Review of the Handbook Design and Program Next Steps
- 2014-2015 – Review of the 2015 Annual Amendment Package

Staff Contact:

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Attachment:

- Residential Infill Pilot Program Summary

c: Peter Huffman, Director

Residential Infill Pilot Program

Summary

Detached Accessory Dwelling Units



15 Statements of Interest
13 Applications
3 Selected Projects

Two Family Housing



3 Statements of Interest
2 Applications
1 Selected Project

Multifamily Housing



0 Statements of Interest
0 Applications
0 Selected Projects

Cottage Housing



6 Statements of Interest
2 Applications
1 Selected Project

Purpose

To promote innovative residential infill development types, while ensuring that such development demonstrates excellent building and site design that is responsive to and harmonious with neighborhood patterns and character.

In addition, the Pilot Program is intended to develop a body of successful, well-regarded examples of innovative residential infill, which will inform a Council decision whether to finalize development regulations and design standards for some or all of these infill housing types.

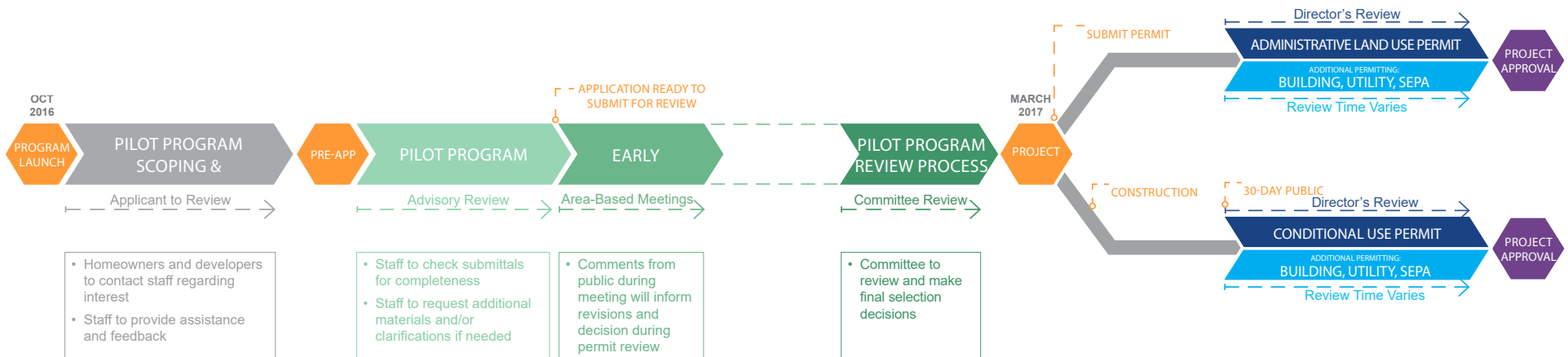
Applicability

The provisions of this section apply to the following categories of residential infill:

- Detached Accessory Dwelling Units within the R-1, R-2, R-2SRD and HMR-SRD Districts
- Two-family or townhouse development within the R-2 District
- Multifamily development within the R-3 District, and
- Cottage Housing development within any residential district.

Residential Infill Pilot Program

Summary (Cont.)



Design Direction

Compatibility with the following patterns established by existing neighborhood development:

- (1.) Street frontage characteristics
- (2.) Rhythm of development along the street
- (3.) Building orientation on the site and in relation to the street
- (4.) Front setback patterns
- (5.) Landscaping and trees
- (6.) Backyard patterns and topography
- (7.) Architectural features
- (8.) Historic character, if located within a designated Historic District.