

Zones, Billboard Face Count, Description of Zone, and CWG Recommendation

As of 1.13.15

CWG recommendation: No BB zone	CWG recommendation: BB OK in this zone (subject to agreement on other code terms)	No Recommendation from CWG on this Zone	CWG: Defer to Underlying Zoning
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# Billbrd Faces	Zone	Zone Name, description
Residential Zones (3 total billboards)		
0	R-1	Single-Family Dwelling District. Low-density urban residential neighborhood.
2	R-2	Single-Family Dwelling District. Residential, slightly higher density than R-1.
0	R-2SRD	Residential Special Review District. Allows limited number of 2 & 3 family dwellings.
0	HMR-SRD	Historic Mixed Residential Special Review District. Mostly single-family dwellings, some allowance for 2 & 3 family dwellings, some pre-existing multi-family.
0	R-3	Two-Family Dwelling District. Allows 2 & 3 family dwellings.
0	R-4L	Low Density Multiple-Family Dwelling District. Low density. 35 ft. height limit
1	R-4	Multiple Family Dwelling District. Medium density. 60 ft. height limit.
0	R-5	Multiple Family Dwelling District. High density. 150 ft. height limit.
Downtown Zones (38 total billboards)		
5	DCC	Downtown Commercial Core. High rise office, hotels, public services, retail, residential, educational and limited industrial. 400 ft. height limit.
5	DMU	Downtown Mixed-Use District. Mid-rise office, hotels, education, residential, cultural and limited industrial. 100 ft. height limit.
10	DR	Downtown Residential. Mid-rise urban residential development, some employment and retail. 90 ft. height limit
18	WR	Warehouse Residential District. Mix of residential, office, retail, education, and industrial. 100 ft. height limit.
Commercial Zones (117 total billboards)		
10	T	Transitional District. Primarily office and personal service uses. 35 ft. height limit.
4	C-1	General Neighborhood Commercial District. Low intensity, smaller scale retail, office, and personal services. 35 ft. height limit.
103	C-2	General Community Commercial District. Similar to C-1, but intended to serve a larger market area. Higher intensity, larger scale uses. 45 ft. height limit.
0	PDB	Planned Development Business District. Mix of non-residential uses, generally designed as an "office/commercial park." 45 ft. height limit.
Mixed Use Zones (58 total billboards)		
37	NCX	Neighborhood Commercial Mixed-Use District. Pedestrian-oriented neighborhood shopping areas with retail, office, restaurants and residential uses. 45 ft. height limit with bonus program.
14	CCX	Community Commercial Mixed-Use District. Commercial and retail serving people from throughout city, along with residential uses. 60 ft. height limit with bonus program.

# Billbrd Faces	Zone	Zone Name, description
2	UCX	Urban Center Mixed-Use District. Highest densities outside of central business district. Mix of commercial and residential uses. 75 ft. height limit with bonus program.
1	RCX	Residential Commercial Mixed-Use District. Primarily multi-family residential district with some commercial uses. 60 ft. height limit with bonus program.
4	CIX	Commercial Industrial Mixed-Use District. Commercial, light industrial and residential uses. 75 ft. height limit with bonus program.
0	NRX	Neighborhood Residential Mixed-Use District. Primarily residential, moderate density, discourages removal of single family structures. 35 ft. height limit.
0	URX	Urban Residential Mixed-Use District. Primarily residential. Transition between more intense mixed-use and lower density residential areas. 45 ft. height limit.
0	HMX	Hospital Medical Mixed-Use District. Contains hospitals and similar large scale medical facilities. 150 ft. height limit.
Industrial Zones (91 billboards)		
52	M-1	Light Industrial District. Warehouse and light industrial uses. 75 ft. height limit.
29	M-2	Heavy Industrial District. Heavy industrial uses. 100 ft. height limit.
10	PMI	Port Maritime and Industrial District. Heavy industrial uses, with focus on marine related and support facilities. 100 ft. height limit, with allowances for more.
Shoreline Zones (4 billboards)		
0	S9	There are 17 shoreline districts (district numbers do not correlate to density). Depending on the portion of the shoreline, they range from natural areas and park areas, to residential and commercial areas, to the heavy industrial areas in the Port Tidelands. In most, the maximum building height is 35 ft., but in some it may go up to 100 feet.
4	S10	
Overlay Zones (billboard count duplicated above)		
0	VSD	View Sensitive Overlay District. Established to protect views through reduced height limit. Mostly residential areas. 25 ft. height limit.
61	ST-M/IC	South Tacoma Manufacturing/Industrial Center Overlay District. Designed to protect industrial and manufacturing uses in South Tacoma & Nalley Valleys. <i>[Defer to underlying code]</i>
0	HIST	Historical Special Review Overlay District. To protect historic fabric. Generally prevents demolition and requires design review for new buildings and remodels to existing ones.
5	CONS	Conservation Overlay District. Protection of historic resources and traditional development patterns. Generally prevents demolition and requires design review for new buildings.
112	STGPD	South Tacoma Groundwater Protection District. Focused on controlling hazardous substances in this area to protect aquifer. [Defer to underlying code]