

Current Inventory/Regulation of Billboards in Tacoma

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| <ul style="list-style-type: none"> • 169 billboard structures total in city; 311 faces |
| <ul style="list-style-type: none"> • One sign (BB#8) conforms with current code. All others are “legally non-conforming” |
| <ul style="list-style-type: none"> • Four (4) Zones where billboards allowed under current city code law: C-2, M-1, M-2, and PMI. |
| <ul style="list-style-type: none"> • There are a total of 189 billboards faces in these 4 zones. <i>(highlighted in the table below)</i> |

Zoning Districts, Overlay Districts & Number of Billboards

| # Billbrds | 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 | | (35 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 | | (121 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. |
| 107 | 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 Center Zones | | (66 total billboards) “...create spaces where people can work, live, walk, shop, play, eat...accommodate alternative transportation...” Residential uses and creation of compact, pedestrian-friendly, multi-modal districts is encouraged. |
| 35 | 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. |
| 12 | 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. |
| 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. |

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| 11 | 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 | | (87 total billboards) |
| 45 | 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. |
| 8 | 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 | | (6 total billboards) "The shorelines of Tacoma have great social, ecological, recreational, cultural, economic and aesthetic value." |
| 2 | 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 Tideflats. In most, the maximum building height is 35 ft., but in some it may go up to 100 feet. |
| 4 | S10 | |
| Overlay Zones | | <i>(billboard count in this section duplicates count above)</i> |
| 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. |
| 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. |

Other requirements

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| Design | 2 faces per structure, max. No offset or cantilevered construction of structure |
| Digital Signs | Not allowed |
| Height | 35 ft.; 45 ft. in PMI zone Not above a building |
| Size | 300 sq. ft. max. (no "Premier" or "Bulletin" sizes allowed) |
| Dispersal | 500 ft. minimum between billboard structures |
| Buffering | No billboard within 500 ft. of residential, mixed use, special use areas (Note: this requirement eliminates most billboards even in otherwise allowable zones) |
| Set back | Minimum 10 feet from street frontage |

Principal Arterials & Billboards

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| <ul style="list-style-type: none"> • Number of billboard faces on City principal arterials – 238 total |
| <ul style="list-style-type: none"> • Number of billboard faces on MAP 21 principal arterials (as defined by STATE) – 181 total |