

NON-RESIDENTIAL USES/RESIDENTIAL BUSINESSES



Overview

Home In Tacoma that allows more flexibility for non-residential uses within residential areas. This serves multiple purposes within the Home In Tacoma project.

- Support entrepreneurship by providing residents with an opportunity to use their homes to engage in small scale business activities.
- Reduce traffic congestion and work-related commute trips by providing opportunities for residents to work in their homes.
- Protect neighborhood character by providing standards that ensure residential businesses are a secondary use and do not significantly alter the exterior of the property or affect the residential character of the neighborhood.
- Encourage retention of existing structures to preserve neighborhood character.

Four ways to allow non-residential within Urban Residential zones:

- **Residential Business 1 & 2:** Replaces current “Home Occupation” use with some changes, with more flexibility provided through Conditional Use Permit (CUP) review.
- **Live/Work:** Permits Live/Work use within Urban Residential zones.
- **Limited Mixed-Use Residential:** Permits limited commercial uses as part of a mixed-use residential building within UR-3 zones.
- **Adaptive Reuse of Heritage Buildings:** Allows limited commercial uses within “heritage buildings” (at least 50 years old) in Residential zones. Replaces current “Uses in Historic Structures” CUP to include older buildings that are not designated historic landmarks.

| Description | UR-1 | UR-2 | UR-3 |
|--|--|------|--|
| Residential Business 1 A business, profession, home occupation, or trade conducted in a residential dwelling that is secondary to its use as a dwelling and where its residential appearance and character is maintained. <i>Replaces “Home Occupation”.</i> | P (Permitted) in all residential zones | | |
| Residential Business 2 Same as Residential Business 1 except with greater flexibility related to outdoor storage, retail sales, and signage along with site-specific conditions. <i>New use.</i> | CUP | CUP | CUP |
| Live/Work A dwelling or sleeping unit in which up to 50% of the space includes a commercial business use. Limitations include those related to the type of commercial businesses permitted (eating & drinking, office, personal services, craft production, retail) and hours of operation. <i>New use for Urban Residential zones.</i> | P (on arterials/ Pedestrian Streets + corners or adjacent to non-residential zone/ use) | | P |
| Limited Mixed-Use Residential A majority residential mixed-use building that allows up to 3,000 sq. ft. of commercial uses. Limitations include those related to the type of commercial businesses permitted, location of commercial uses, use of exterior spaces, and hours of operation. <i>New use.</i> | Not permitted | | P (on arterials/ Pedestrian Streets + corner sites) CUP (without location requirements) |
| Adaptive Reuse of a Heritage Building Allow commercial uses to occupy a “heritage building” (at least 50 years old) in Urban Residential zones. Limitations include those related to exterior alterations, the type of commercial businesses permitted, use of exterior spaces, and hours of operation. <i>Expands the current Uses in Historic Structures CUP to include “heritage” structures (does not require landmark designation) and introduces a by-right option for higher intensity residential zones.</i> | CUP | CUP | P (on arterials/ Pedestrian Streets) CUP (everywhere) |