

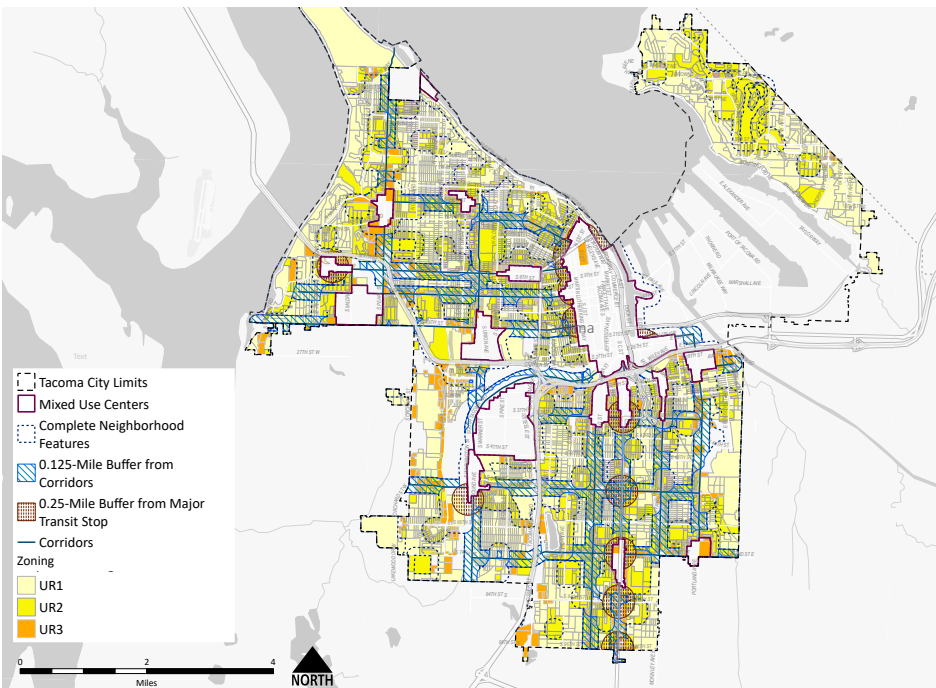
# ZONING SUMMARY



## Overview

Single-family zoning has been replaced Citywide by new zoning and standards that allow for a greater range of housing types and more units per lot.

- New Urban Residential (UR) zones support “**middle housing**”, with two low-scale zones (UR-1 & UR-2) and one mid-scale zone (UR-3). Scale and density increase nearer to walkable features.
- District Standards for each zone establish housing types, uses, density, and scale (maximum height, minimum setbacks, and maximum area).
- The zoning brings **Home In Tacoma** into full consistency with state legislation, including House Bill 1110 (4 dwellings per lot + 2 affordable, and higher density near major transit).



Map showing new Urban Residential zoning districts

Full interactive map available at [Home in Tacoma Project: AHAS Planning Actions - City of Tacoma](#)

	UR-1	UR-2	UR-3
<b>Density (Units per 6000 sf lot)</b>	<ul style="list-style-type: none"> <li>• Baseline: 1/1500 sf (<b>4 per lot</b>)</li> <li>• Bonus 1: 1/1000 sf (<b>6 per lot</b>)</li> <li>• Bonus 2: 1/750 sf (<b>8 per lot</b>)</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 1/1000 sf (6 per lot)</li> <li>• Bonus 1: 1/750 sf (8 per lot)</li> <li>• Bonus 2: 1/500 sf (12 per lot)</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 1/750 sf (8 per lot)</li> <li>• Bonus 1: 1/500 sf (12 per lot)</li> <li>• Bonus 2: 1/375 sf (16 per lot)</li> </ul>
<b>FAR</b>	<ul style="list-style-type: none"> <li>• Baseline (1-2 units): 0.6, 3+ units: 0.8</li> <li>• Bonus 1: 1.0</li> <li>• Bonus 2: 1.2</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline (1-2 units): 0.8, 3+ units: 1.0</li> <li>• Bonus 1: 1.2</li> <li>• Bonus 2: 1.6</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline (1-2 units): 1.0, 3+ units: 1.2</li> <li>• Bonus 1: 1.6</li> <li>• Bonus 2: 2.0</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• Baseline: 35 ft (25 ft rear yard)</li> <li>• Bonus 1: 35 ft rear yard</li> <li>• Bonus 2: Same</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 35 ft (25 ft rear yard)</li> <li>• Bonus 1: 35 ft rear yard</li> <li>• Bonus 2: Same</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 35 ft</li> <li>• Bonus 1: 45 ft (4 stories)</li> <li>• Bonus 2: 45 ft (5 stories)</li> </ul>
<b>Front &amp; Rear Setbacks</b>	<ul style="list-style-type: none"> <li>• Baseline: 15 ft</li> <li>• Bonus 1: 10 ft</li> <li>• Bonus 2: 5 ft</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 15 ft</li> <li>• Bonus 1: 10 ft</li> <li>• Bonus 2: 5 ft</li> </ul>	<ul style="list-style-type: none"> <li>• Baseline: 10 ft</li> <li>• Bonus 1: 7.5 ft</li> <li>• Bonus 2: 5 ft</li> </ul>

