

Susan Ellinger

From: Susan Ellinger
Sent: Friday, August 4, 2023 12:48 PM
To: Peggy Sheehan
Subject: RE: July 25 council meeting
Attachments: MFCodeConceptsMemo230418.pdf; MFCodeConceptsMemo230530.pdf; Presentation-ClarkCo_HousingForum230425.pdf

Hi Peggy –

Right now residential in CC is limited to the second story and above as follows:

Table 40.230.010-1. Uses				
	NC	CC	GC	Special Standards
1. Residential Uses. Residential uses are only permitted above the ground floor in commercial zones except for an accessory caretaker, security or manager, or owner residence. The residential uses must be constructed following or in conjunction with the commercial aspects of the proposal. For the purposes of subsection (1)(a) of this table, "commercial uses" are those uses listed in subsections (2), (3), (4), (7), (8), (9), (10), (11), (12), (13), (14), (15) and (18) of this table.				
a. Residential (integrated multifamily/commercial or mixed use structure)	P	P	P	40.260.150

Potential changes to this code may be discussed further with our multi-family and regulated affordable housing Technical Code Forum as we develop additional proposed code changes for phase II of our housing work. That work is paused right now but is planned to restart later this year. The attached documents outline the discussion items we have covered so far.

The current planners are likely the best contact for more information about the existing code and can be reached at 564-397-4489 or landuse@clark.wa.gov.

Please let me know if you have any other questions. Thanks!



Susan Ellinger
She/her/hers
Planner III
COMMUNITY PLANNING

564.397.4516



From: Peggy Sheehan <psheehan@prestigedev.com>
Sent: Wednesday, August 2, 2023 10:13 AM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: RE: July 25 council meeting

Thanks so much Susan (happy you remembered me). Good to see you are still at the County.
On another note, who would I talk with about the requirements for building Residential in a CC zone. – p

From: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Sent: Tuesday, August 1, 2023 2:54 PM
To: Peggy Sheehan <psheehan@prestigedev.com>
Subject: RE: July 25 council meeting

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Hi Peggy –

I hope you are having a good summer as well! The proposed phase 1 (middle housing/single-family) code amendments that were presented at the July 25 hearing are attached.

At the hearing, council requested staff and our consultants to complete additional work on the phase 1 proposal, so some modifications will be made before it goes back to council. We do not have a hearing date set for that at this time.

Additional materials are available on the page below under the July 25 hearing that is listed in a table toward the bottom of the page:

<https://clark.wa.gov/community-planning/housing-options-study-and-action-plan>.

Please let me know if you have any questions. Thanks and nice to hear from you!



Susan Ellinger
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From: Peggy Sheehan <psheehan@prestigedev.com>
Sent: Tuesday, August 1, 2023 1:10 PM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: July 25 council meeting

CAUTION: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Susan, Hope you are having a good summer.

I was trying to find the proposed updates (if any) to the housing code amendments as a result of the Housing Options Study and Action Plan. The web site points to a public hearing on July 25, but I could not find any other information. Can you point me in the right direction? – p

Peggy Sheehan
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MEMO

DATE: June 30, 2023
TO: Clark County Council
CC: Oliver Orjiako, Clark County Community Planning
FROM: Elizabeth Decker, JET Planning
SUBJECT: Middle Housing & Smaller Single-Family Proposed Code Summary
ATTACHED: Drafts of UDC 40.100.070 – Definitions, UDC 40.220 – Urban Residential Districts, UDC 40.260 – Special Uses and Standards, UDC 40.340 – Parking, Loading and Circulation, UDC 40.520 – Permits and Reviews

SUMMARY

County Council will consider adoption of the proposed code updates for **smaller single-family detached homes and middle housing, including ADUs, duplexes, triplexes, quadplexes, townhouses and cottages** at a July 25, 2023, public hearing. The proposed updates to Clark County's development code (Title 40 Unified Development Code) addresses the short-term implementation strategies detailed in the adopted *Housing Options Study and Action Plan* (HOSAP). Planning Commission recommended approval of the code updates at their June 15, 2023, hearing. The overall goal of these code updates is to create a greater variety of housing options with potential for smaller, less expensive and more efficient homes at a neighborhood scale in the existing low-density residential zones within the Vancouver Urban Growth Area.

CODE OVERVIEW

The draft code updates to support smaller single-family and middle housing options were developed as part of the broader HOSAP implementation strategies to specifically address housing needs of middle-income households, encouraging diversity in housing types and tenure, and encouraging creation of a broad range of housing sizes. Note that additional code updates, as well as strategies beyond code to identify funding and develop partnerships, are

also identified in the HOSAP to more comprehensively address a broader range of housing needs, including housing that is affordable to lower-income households.¹

The following table provides an overview of the proposed changes in each code section to implement the above concepts as a guide to the full text of the draft code chapters, attached separately.

PROPOSED CODE UPDATES	
Code Section	Summary of Changes
UDC 40.100.070 Definitions	<ul style="list-style-type: none"> • Revise residential definitions to align with proposed housing types • Revise ‘family’ definition to eliminate distinctions between related and unrelated individuals for compliance with state law.
UDC 40.220.010 Low-Density Residential Districts A. Purpose	Align with proposed changes to variety and scale of uses.
B. Uses	<p>Permit middle housing throughout low-density residential zones including:</p> <ul style="list-style-type: none"> • Simplify ADU review type in all zones. • Permit duplexes in all zones, not limited to corner lots • Permit triplexes and quadplexes in R1-7.5, R1-6 and R1-5 zones • Allow townhouses in all zones without requiring PUD review, up to two attached units in the R1-20 and R1-10 zones and up to four attached units in the R1-7.5, R1-6 and R1-5 zones. • Allow cottage housing in the R1-20 and R1-10 zones • Introduce compact lot development housing type in all zones (see also UDC 40.260.073 below)
C. Development Standards, Table 40.220.010-2	<p>Adjust minimum lot area and related standards for proposed housing including:</p> <ul style="list-style-type: none"> • Modest reductions of 10-20% of minimum lot areas for single-family detached in all zones • Set minimum lot areas for duplexes equal to those for single-family detached homes • Introduce minimum lot areas for triplexes and quadplexes • Adjust maximum density for all zones to align with minimum lot areas
C. Development Standards, Table 40.220.010-3	<ul style="list-style-type: none"> • Modestly increase maximum lot coverage for smaller single-family detached lots

¹ A second package of code updates to implement HOSAP strategies for multifamily housing and affordable housing will be developed by staff and the consultant team beginning in spring 2023.

PROPOSED CODE UPDATES	
Code Section	Summary of Changes
	<ul style="list-style-type: none"> • Introduce “bonus” lot coverage allowed for middle housing types to encourage and facilitate housing with several units • Maintain existing setbacks and height limits to establish consistent scale
C. Development Standards, Table 40.220.010-4	Introduce dimensional standards for townhouses, modeled on those in the R-12 and R-18 zones
C. Development Standards, Density Transfer	Adjust existing density transfer provisions for sites with environmentally sensitive lands to reflect the changes to allowed density and dimensions for single-family detached homes in these zones
UDC 40.260.020 Accessory Dwelling Units – Urban <i>(Note: Updates fully comply with HB 1337, which was passed in the 2023 session and modestly exceed the initial ADU code changes identified in the HOSAP.)</i>	<p>Build on strong ADUs provisions to further enhance development feasibility</p> <ul style="list-style-type: none"> • Permit up to two ADUs on a site, analogous to proposed triplex use, in any combination of attached or detached structures • Create option for ADUs to be placed in front setback on deep lots • Allow a guaranteed maximum size of 800 1,000 SF for all sites, uncoupled from size of existing dwelling, retaining provision for larger ADUs on lots over 20,000 SF • Eliminate any parking minimums. • Review all ADUs at building permit stage and eliminate site plan review requirements
UDC 40.260.072 Compact Lot Developments	<p>Introduce standards for new form of compact development allowing a greater number of smaller-scale units on smaller sites, in a traditional street-oriented lot pattern rather than the clustered orientation of cottage clusters.</p> <ul style="list-style-type: none"> • Permit on lots with 3 net acres of developable area • Allow double the density and minimum lot sizes equal to half of those in the underlying zone • Require perimeter setbacks no less than 10 feet to manage transition to abutting residential uses • Require main entrances to connect dwellings with public realm • Limit width of driveways and garages along the front façade to create space for main entrances and living spaces
UDC 40.260.073 Cottage Housing	<p>Revise existing standards to strengthen cluster orientation of this smaller scale housing option.</p> <ul style="list-style-type: none"> • Allow up to two attached cottages in addition to detached cottages

PROPOSED CODE UPDATES	
Code Section	Summary of Changes
	<ul style="list-style-type: none"> • Modestly increase allowed densities, corresponding to increases in the base zones for parity with density permitted for other middle housing types • Focus common open space standards to require centrally located spaces while reducing total area required by half • Eliminate private open space requirement for flexibility • Require cottages within clusters to be oriented to the common open space • Reduce minimum off-street parking requirement to 1 space per unit • Eliminate style-specific design standards
UDC 260.155 Narrow Lot Development Standards	<p>Fine-tune existing standards that apply to townhouses and some single family on lots narrower than 40 feet</p> <ul style="list-style-type: none"> • Establish on-street guest parking minimum of one space per three homes to offset proposed decrease in off-street parking • Introduce option for narrower 10-ft driveways to reduce impacts on streetscape, to supplement shared driveway and alley access options
UDC 40.260.225 Triplex and Quadplex Standards	<p>Establish new standards for triplexes and quadplexes that promote neighborhood scale for new developments</p> <ul style="list-style-type: none"> • Require at least one main entrance connecting the homes with the street • Limit the width of garages and driveways along the front façade
UDC 40.340.010 Minimum Required Parking Spaces	<p>Adjust off-street parking minimums for residential uses to reduce obstacles to housing development</p> <ul style="list-style-type: none"> • Maintain standard for 2 parking spaces per single-family detached unit • Reduce requirement to 1 space per unit for duplexes, triplexes and quadplexes • Set townhouse requirement at 2 spaces, supplemented by on-street guest parking • Reflect elimination of ADU parking requirement
UDC 40.520.020 Uses Subject to Review and Approval (R/A)	<p>Clarify required review for select residential uses, removing references to ADUs, townhouses and zero-lot line developments, which will instead follow review requirements in the Special Use Standards in 40.260</p>
UDC 40.520.040 Site Plan Review	<ul style="list-style-type: none"> • Permit triplexes and quadplexes through a Type I site plan review, to simplify review relative to current Type II site plan review requirements

PROPOSED CODE UPDATES	
Code Section	Summary of Changes
	<ul style="list-style-type: none">Clearly exempt duplexes and ADUs, along with single-family detached homes, from site plan review
UDC 40.520.080 Planned Unit Development	Reduce required site size for PUDs to 3 acres to allow this option to be applied on smaller sites

1 **40.100 GENERAL PROVISIONS**

2 **40.100.070 Definitions**

3 *Note: Only selected residential terms are included here due to length of section.*

Cottage housing	“Cottage housing” means a grouping of small single family detached dwellings clustered around a common area open space and developed with a coherent plan for the entire site.
Dwelling	“Dwelling” means any building, or portion thereof, designed or used as the residence or sleeping place of one (1) or more persons.
Dwelling, duplex	“Duplex dwelling” means a building, on a single lot, designed or used for residence purposes by not more than two (2) families, and containing two (2) dwelling units.
Dwelling, multiple-family, or multifamily	“Multiple-family dwelling” means a building or portion thereof designed or used as a residence by three (3) or more families, and containing three (3) five (5) or more dwelling units.
Dwelling, quadplex	“Quadplex dwelling” means a building, on a single lot, designed or used for residence purposes containing four (4) dwelling units.
Dwelling, single-family detached	<p>“Single-family detached dwelling” means a building, on a single lot, designed or used for residence purposes by not more than one (1) family, and containing one (1) dwelling unit only, including modular and manufactured homes.</p> <ul style="list-style-type: none"> • “Attached” means sharing a common wall or walls that separate interior occupant space or attached garage space on separate lots. At least fifty percent (50%) of the overall dimension of the attached side or end, as applicable, of each unit shall share a common wall. • “Detached” means physically separated. • “Tiny house” means a detached single-family dwelling unit of not less than one hundred fifty (150) square feet that is constructed or mounted on a foundation and is connected to utilities. A small dwelling unit built on a chassis is considered a recreational vehicle.
Dwelling, single-family attached (townhouse)	“ Single-family attached (townhouse) dwelling” means a form of attached single family housing building, on a single lot, designed or used for residence purposes containing one (1) dwelling unit only, where two (2) or more dwelling units share one (1) or more common walls with other dwelling units, and with each dwelling occupying an individually owned parcel of land. At least fifty percent (50%) of the overall dimension of the attached side or end, as applicable, of each unit shall share a common wall.
Dwelling, triplex	“Triplex dwelling” means a building, on a single lot, designed or used for residence purposes containing three (3) dwelling units.

Dwelling unit	“Dwelling unit” means one (1) room or a suite of two (2) or more rooms, designed for or used by one (1) family or housekeeping unit for living and sleeping purposes, and having only one (1) kitchen or kitchenette.
Dwelling unit, accessory (ADU)	<p>“Accessory dwelling unit” (ADU) is an additional, smaller, subordinate dwelling unit on a lot with, or in, an existing or new house. A house with an ADU is different from a duplex because the intensity of use is less due to the limitations of size, and it has the appearance of a single family structure.</p> <ul style="list-style-type: none"> • “Urban ADU” means an attached or detached dwelling unit that provides for a greater range of housing types in single-family and multifamily residential districts while protecting the character of the residential neighborhood. • “Rural ADU” (RADU) means an attached dwelling unit that provides for a greater range of housing types in rural and resource lands while maintaining rural community character and ensuring the conservation, enhancement and protection of resource lands.
Family	“Family” means individuals customarily living together as a single housekeeping unit and using common cooking facilities whether related by genetics, adoption, or marriage, or a group of not more than six (6) unrelated individuals.
<u>Middle housing</u>	<u>“Middle housing” means duplexes, triplexes, quadplexes, and single-family attached dwellings (townhouses).</u>
<u>Servants’ quarters</u>	<u>“Servants’ quarters” means a secondary dwelling or apartment without kitchen facilities designed for and used only by persons or the families of persons regularly employed on the property.</u>

1 **40.220 URBAN RESIDENTIAL DISTRICTS**

2 **40.220.010 Single-Family Low-Density Residential Districts (R1-20, R1-10, R1-7.5, R1-6 and R1-**
3 **5)**

4 A. Purpose.

5 1. The R1-20, R1-10, and R1-7.5, R1-6 and R1-5 districts are intended to:

6 a. Recognize, maintain and protect established low density residential areas. Provide for a
7 mix of single-family and middle housing types in a low-density context at a neighborhood scale.

8 b. Establish higher densities where a full range of community services and facilities are
9 present or will be present at the time of development.

10 c. Provide for additional related uses such as schools, parks and utility uses necessary to
11 serve immediate residential areas.

12 ~~2. The R1-6 and R1-5 districts are intended to provide for higher single and duplex densities~~
13 ~~where a full range of community services and facilities are present or will be present at the time of~~
14 ~~development.~~

15 B. Uses.

16 The uses set out in Table 40.220.010-1 are examples of uses allowable in single-family residential
17 zone districts. The appropriate review authority is mandatory.

- 18 • “P” – Uses allowed subject to approval of applicable permits.
- 19 • “R/A” – Uses permitted upon review and approval as set forth in Section 40.520.020.
- 20 • “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as
21 set forth in Section 40.520.030.
- 22 • “X” – Uses specifically prohibited.

23 Where there are special use standards or restrictions for a listed use, the applicable code section(s) in
24 Chapter 40.260, Special Uses and Standards, or other applicable chapter is noted in the “Special
25 Standards” column.

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
1. Residential.						
a. Single-family detached dwellings	P	P	P	P	P	
b. Accessory uses and	P	P	P	P	P	40.260.010

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
structures normal to a residential environment						
c. Accessory dwelling units	R/A-P	R/A-P	R/A-P	R/A-P	R/A-P	40.260.020
d. Duplex dwellings	X-P	X-P	X-P	P ⁺	P ⁺	
e. Triplex and quadplex dwellings	X	X	P	P	P	40.260.225
e f. Family day care centers	P	P	P	P	P	40.260.160
f g. Adult family homes	P	P	P	P	P	40.260.190
g h. Home business – Type I	P	P	P	P	P	40.260.100
h i. Home business – Type II	R/A	R/A	R/A	R/A	R/A	40.260.100
i j. Bed and breakfast establishments (up to two (2) guest bedrooms)	R/A	R/A	R/A	R/A	R/A	40.260.050
j k. Bed and breakfast establishments (three (3) or more guest bedrooms)	C	C	C	C	C	40.260.050
k l. Garage sales	P	P	P	P	P	40.260.090
l m. Manufactured home parks	X	X	X	X	X	

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
m n. Residential P.U.D.	R/A	R/A	R/A	R/A	R/A	40.520.080
o. Single-family attached dwelling units (townhouses)	R/A P ²	R/A P ²	R/A P ²	R/A P ²	R/A P ²	40.260.155 40.520.080
p. Zero lot-line developments	X	X	R/A	R/A	R/A	40.260.260
q. Residential care homes and facilities	C	C	C	C	C	40.260.180
r. Temporary dwellings	P	P	P	P	P	40.260.210
s. Cottage housing	X P	X P	P	P	P	40.260.073
t. Compact lot developments	P	P	P	P	P	<u>40.260.072</u>
u. Staffed residential homes	C	C	C	C	C	40.260.205
2. Services, Business.						
a. Temporary modular tract sales and construction offices	P	P	P	P	P	
b. Model homes	P	P	P	P	P	40.260.175
c. Roadside farm stand	P	P	P	P	P	40.260.025

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
d. Agricultural market	P	P	P	P	P	40.260.025
3. Services, Amusement.						
a. Private recreation facilities	C ³	C ³	C ³	C ³	C ³	
b. Circuses, carnivals or amusement rides	R/A	R/A	R/A	R/A	R/A	
4. Services, Membership Organization.						
a. Churches	C	C	C	C	C	40.260.070
5. Services, Educational.						
a. Commercial day care centers ⁷	C	C	C	C	C	40.260.160
b. Grade K - 5 public and private schools, including preschools	P	P	P	P	P	40.260.160
c. Grade 6 - 12 public and private schools	C	C	C	C	C	
d. Business, dancing and technical schools	X	X	X	X	X	
e. Public park and public recreational facilities ⁷	P	P	P	P	P	40.260.157

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
f. Parks ⁷	P	P	P	P	P	40.260.157
6. Public Service and Facilities. ⁷						40.230.090
a. Ambulance dispatch facilities ⁷	C	C	C	C	C	40.260.030
b. Government facilities ⁷	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	
7. Resource Activities.						
a. Agricultural	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	40.260.080
8. Other.						
a. Cemeteries and mausoleums	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	
b. Utilities, other than wireless communications facilities	P	P	P	P	P	40.260.240
c. Solid waste handling and disposal sites	C	C	C	C	C	40.260.200
d. Wireless communications facilities	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	40.260.250
e. Temporary uses	P	P	P	P	P	40.260.220
f. Electric vehicle infrastructure	P	P	P	P	P	40.260.075

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
g. Medical marijuana cooperative	X	X	X	X	X	40.260.115
h. Marijuana production facilities	X	X	X	X	X	40.260.115
i. Marijuana processor 1 facilities	X	X	X	X	X	40.260.115
j. Marijuana processor 2 facilities	X	X	X	X	X	40.260.115
k. Marijuana retailer facilities	X	X	X	X	X	40.260.115

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¹Duplexes permitted on corner lots. Reserved.

²Attached single family dwellings allowed in PUD development only. A maximum of two attached single-family dwellings units is permitted outright in the R1-20 and R1-10 zones and a maximum of four attached single-family dwelling units is permitted outright in the R1-7.5, R1-6 and R1-5 zones. A greater number of attached single-family dwelling units in a zone is allowed in PUD developments only.

³Including golf courses and country clubs, but not including such intensive recreation uses as a golf driving range (unless within a golf course), race track, amusement park or gun club.

⁴Not including storage or repair yards, warehouses, or similar uses.

⁵Including crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematorium is within two hundred (200) feet of a lot in a residential district.

⁶See Table 40.260.250-1.

⁷ Once a property has been developed as a public facility, a docket is required to change the comprehensive plan designation from the current zone to the Public Facilities zone.

C. Development Standards.

1. New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for lots, building height and setbacks in Tables 40.220.010-2 and 40.220.010-3, subject to the provisions of Chapter 40.200 and Section 40.550.020, except that single-family

1 attached (townhouse) lots and structures shall comply with the applicable standards in Table
2 40.220.010-4.

3 2. An exception to the maximum average lot size may be granted for a short plat creating lot(s)
4 for an existing legal residence(s) and one (1) remainder lot subject to the following:

5 a. For a two (2) lot short plat with one (1) existing residence, neither the lot with the
6 residence nor the remainder lot must meet the maximum average lot area.

7 b. When three (3) or more lots are created, only those lots with existing residences are
8 exempted from maximum lot area average calculations.

9 c. The resulting plat shall contain a plat note specifying that this exception may not be used
10 for any further divisions of the subject lots.

11 3. Lots created for drainage facilities, parks, open space, wetlands and buffers or utilities shall not
12 be subject to maximum lot size requirements.

13 4. Where permitted, townhouses shall be subject to the requirements in Sections 40.220.020(C)(4)
14 and 40.260.155.

Table 40.220.010-2. Lot Requirements							
Zoning District	Residential Density for PUDs (d.u./acre) ¹	Minimum Average Lot Area (sq. ft.)			Maximum Average Lot Area (sq. ft.)	Average ^{2,3} Minimum Lot Width (feet)	Average ^{2,3} Minimum Lot Depth (feet)
		Single-Family Detached & Duplex	Triplex	Quadplex			
R1-20	2.2 2.7 - 1.4	20,000 16,000	n/a	n/a	30,000	100	100
R1-10	4.4 5.1 - 2.9	10,000 8,500	n/a	n/a	15,000	80 70	90
R1-7.5	5.8 6.7 - 4.1	7,500 6,500	6,500	8,000	10,500	50	90
R1-6	7.3 7.9 - 5.1	Average 6,000; 5,000 per duplex unit 5,500	6,000	8,000	8,500	50 45	90 80
R1-5	8.7 10.9 - 6.2	Average 5,000; 4,000 per duplex unit 4,000	5,000	8,000	7,000	45 40	65

15 ¹ The maximum and minimum density is for the purpose of calculating densities for
16 planned unit developments, cottage housing and compact lot developments. Densities
17

shall be calculated based on the gross area of the site minus any public rights-of-way, private road easements, or street tracts. For developments that include middle housing, the maximum density shall be calculated on an equivalent lot area basis as follows: The adjusted gross area, in acres, times the maximum density times the minimum lot area for single-family detached dwellings in the zone shall equal the total maximum allowed lot area, which may be divided into any combination of middle housing lots, each meeting the applicable minimum lot size for the housing type proposed.

² Average for each individual lot.

³The average minimum lot width and depth should be calculated for lots that abut pedestrian accessways to include one-half (1/2) of the pedestrian accessway in a tract when the pedestrian accessway is required per Section 40.350.015(E).

Table 40.220.010-3. Setbacks, Lot Coverage and Building Height								
Zoning District	Minimum Setbacks			Maximum Lot Coverage ¹³			Maximum Building Height (feet)	
	Front ³ (feet)	Side ^{4,5,10,11,12}		Rear ^{4,5,10,11} (feet)	Single-family detached	Duplex & Single-family w/ ADU		Triplex & Quadplex
Street (feet)		Interior (feet)						
R1-20	10 ⁸	10	10 ⁹	20	50% ¹		n/a	35 ⁷
R1-10	10 ⁸	10	7 ⁹	15	50% ¹		n/a	35 ⁷
R1-7.5	10 ⁸	10	5	10	50% ¹	55%	60%	35 ⁷
R1-6	10 ⁸	10	5	10	50 55% ²	60%	65%	35 ⁷
R1-5	10 ⁸	10	5	10	50 60% ²	60%	65%	35 ⁷

¹ Carports and solar energy systems are excluded from this provision; provided, that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of these exceptions.

² Solar energy systems are excluded from this provision; provided, that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of this exception.

³ Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.

⁴ Setbacks to driveway and pedestrian easements that do not provide access to a subject lot shall be a minimum of five (5) feet.

⁵ Setbacks from alleys to all structures including entrances to garages shall be a minimum of five (5) feet.

- 1 ⁶ Reserved.
- 2 ⁷ Accessory buildings shall meet the height requirements of Section 40.260.010(D).
- 3 ⁸ Front setbacks for garage fronts in these zones shall be a minimum of eighteen (18)
4 feet. Sides and rear of garages that have no driveway access may use the ten (10) foot
5 living space setback.
- 6 ⁹ The minimum setbacks for interior side yards on pie-shaped lots shall be five (5)
7 feet.
- 8 ¹⁰ Side and rear setbacks from abutting property zoned for natural resource or surface
9 mining uses shall be a minimum of fifty (50) feet for all structures.
- 10 ¹¹ Increased setbacks apply for structures housing large urban livestock. See Section
11 40.260.235.
- 12 ¹² Interior side setbacks for lots that abut pedestrian accessways in a tract may be
13 reduced by fifty percent (50%) when pedestrian accessways are required per Section
14 40.350.015(E).
- 15 ¹³ Lot coverage for lots that abut pedestrian accessways may be increased by ten
16 percent (10%) when pedestrian accessway in a tract or easement are required per
17 Section 40.350.015(E).
- 18

Table 40.220.010-4. Single-Family Attached (Townhouse) Lot Standards					
Subject	R1-20	R1-10	R1-7.5	R1-6	R1-5
Min. to Max. Residential Density (d.u./acre)¹	1.4 – 5.4	2.9 – 10.2	4.1 – 21.8	5.1 – 21.8	6.2 – 21.8
Minimum lot area (sq. ft.)	4,000	3,000	2,000	2,000	2,000
Minimum lot width (feet)²	25		18		
Minimum lot depth (feet)	70		50		
Maximum building height for dwelling (feet)	35				
Maximum building height for detached garage (feet)	18				
Front setback for dwelling (feet)³	10				
Front setback to garage door (feet)	18				
Street side setback (feet)	10				
Side setback (feet)^{3,4,5,7}	0 or 5				
Rear setback (with no alley) (feet)^{4,7}	0 or 5				

Table 40.220.010-4. Single-Family Attached (Townhouse) Lot Standards					
<u>Subject</u>	<u>R1-20</u>	<u>R1-10</u>	<u>R1-7.5</u>	<u>R1-6</u>	<u>R1-5</u>
<u>Setback from alley easement to garage (feet)</u>	<u>2</u>				
<u>Setback from alley easement to dwelling (feet)</u>	<u>5</u>				
<u>Maximum lot coverage⁶</u>	<u>55%</u>		<u>65%</u>		

¹ Densities shall be calculated based on the gross area of the site minus any public rights-of-way, private road easements, or street tracts.

² Applies to interior lots only – corner lots shall be of sufficient width so that sight distance and driveway spacing requirements are met.

³ May be reduced when alley access is provided per Section 40.260.155(D)(1).

⁴ If not sharing a common wall, the setback shall be five (5) feet.

⁵ No portion of any structure (including eaves, gutters, etc.) may extend across a property line unless such encroachments are authorized by a plat note or approved final site plan. Such authorization may require special fire-resistant construction standards.

⁶ When access is provided via an alley, lot coverage may be increased per Section 40.260.155(D)(2).

⁷ Additional requirements may apply, based on building and fire codes.

5. Density Transfer for Single-Family Detached Dwellings.

a. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family low-density residential neighborhoods, while also maintaining compatibility with existing residences.

b. The density for property developed in single-family low-density zone districts for single-family detached dwellings, if encumbered by land identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, regional stormwater facilities, or other permanent physical development limitations as may be determined by the responsible official or land voluntarily set aside for open space or commons as approved by the responsible official, from the gross acreage may be transferred to the remaining unencumbered land areas on the same development site, subject to the following limitations:

(1) Easements established for utility transmission lines such as Bonneville Power Administration (BPA), PacifiCorp a.k.a. Pacific Power (formally known as PP&L), Clark Public Utilities, and NW Natural can not be utilized for density transfer.

(2) Maximum Number. The maximum number of units that can be achieved on the site is based on the density in Table 40.220.010-~~45~~, multiplied by the gross acreage of the entire

- 1 site, both encumbered and unencumbered, without deducting for road easements or right-of-
2 way. The potential maximum number of lots will be dependent upon site characteristics and
3 the lot requirements of Table 40.220.010-45.
- 4 (3) The minimum lot depth of any lot abutting environmentally sensitive lands shall be
5 fifty-five (55) feet.
- 6 (4) For parent parcels larger than two and one-half (2.5) acres:
- 7 (a) The resulting lots which abut R1-5, R1-6, R1-7.5, R1-10 or R1-20 zoned lots or
8 parcels shall:
- 9 (i) Be at least ninety percent (90%) of the minimum lot area standard for the
10 subject parcel;
- 11 (ii) Have a lot depth of not less than eighty percent (80%) of the minimum lot
12 depth of the subject parcel;
- 13 (iii) Have a minimum lot width not less than ten (10) feet from the minimum lot
14 width of the subject parcel.
- 15 (b) The resulting lots which are interior (not a part of the parent parcel abutting an
16 adjacent property line) to the site shall conform to the lot requirements set out in Table
17 40.220.010-4.
- 18 (5) For parent parcels two and one-half (2.5) acres or less, all lots, both exterior and
19 interior, to be created shall conform to the lot requirements in Table 40.220.010-45.
- 20 (6) This density transfer development provision may not be used in association with the
21 planned unit development provisions of Section 40.520.080, the compact lot development
22 provisions of Section 40.260.072, or the cottage housing provisions of Section 40.260.073.
- 23 (7) A recorded covenant shall be placed on those areas or tracts from which density is
24 transferred prohibiting any development of the parcel or tract inconsistent with its intended
25 use.
- 26 (8) Subdivision lots shall be subject to the maximum average lot area provisions of the
27 underlying zone.

Table 40.220.010-45. Density Transfers				
Zoning District	Maximum Density (d.u./acre) ³	Minimum Useable Lot Area ¹ (square feet)	Average ⁴ Lot Width ² (feet)	Average ⁴ Lot Depth ¹ (feet)
R1-5	<u>6.9-7.7</u>	<u>2,250-2,000</u>	35	50
R1-6	<u>5.8-6.3</u>	<u>2,500-2,250</u>	40	50
R1-7.5	<u>4.6-5.3</u>	<u>3,000-2,500</u>	<u>50-45</u>	50
R1-10	<u>3.5-4.1</u>	<u>4,000-3,500</u>	<u>70-60</u>	50
R1-20	<u>1.7-2.1</u>	<u>4,500-4,000</u>	<u>90-80</u>	50

- 1
2 ¹ Minimum useable area is that portion of the lot which is unencumbered by the land
3 voluntarily set aside, environmentally sensitive lands to be protected and their
4 respective buffers, and shall exclude setbacks and easements. [Example: A typical
5 five thousand (5,000) square foot lot would have three thousand (3,000) square feet
6 of useable area, even if unencumbered by environmentally sensitive lands.]
- 7 ² May be reduced subject to the provisions of this chapter and the variance
8 procedures.
- 9 ³ The maximum density rates apply to the overall gross acreage of the site, whether
10 encumbered or not. The actual maximum number of lots that may be achieved is also
11 dependent on the other requirements of this table. The maximum density rates are
12 based upon dividing the gross acres by the minimum lot size in the zone, minus
13 twenty percent (20%) which would normally be devoted to road right-of-way or road
14 easements in a typical subdivision.
- 15 ⁴ Average for each individual lot.
- 16 6. Signs. Signs shall be permitted according to the provisions of Chapter 40.310.
- 17 7. Off-Street Parking. Off-street parking shall be provided as required in Chapter 40.340.
- 18 8. An exemption to the maximum lot size shall be granted for parcels incapable of division into
19 three (3) lots due to minimum lot size requirements but would not meet maximum lot size
20 requirements for a two (2) lot division.

1 ~~structure behind the front building plane of the primary dwelling. However, detached accessory~~
2 ~~units may be placed forward of the front building plane on lots with a front yard setback of 40~~
3 ~~feet or greater, provided the width of the front façade of the ADU does not exceed 50% of the~~
4 ~~width of the primary dwelling's front façade.~~

5 f. Subject to the requirements of this section, a manufactured or modular home can be
6 considered an ADU for the purposes of this subsection.

7 **4.2.** An ADU shall conform to the standards of the zone, including but not limited to lot coverage
8 and setbacks.

9 **5.3.** Building height is limited to twenty-five (25) feet for a detached ADU, including an ADU
10 built over a detached garage. Additions to existing dwellings shall meet the height requirements of
11 the zone.

12 **6.4.** Allowable Size.

13 a. ~~The total gross floor area of an ADU shall not exceed eight hundred (800) one thousand~~
14 ~~(1,000) square feet, or forty percent (40%) of the area of the primary dwelling's living area,~~
15 ~~whichever is less, with the following exceptions for large lots with large primary dwellings or~~
16 ~~primary dwellings with basements: Notwithstanding the definition of 'gross floor area' in~~
17 ~~Section 40.100.070, gross floor area of an ADU means the interior habitable area including~~
18 ~~basements and attics but not including a garage or accessory structure.~~

19 a. ~~On lots that are at least ten thousand (10,000) square feet, the maximum square footage of~~
20 ~~an ADU is one thousand (1,000) square feet, or forty percent (40%) of the area of the primary~~
21 ~~dwelling's living area, whichever is less; and~~

22 b. ~~On lots that are at least twenty thousand (20,000) square feet, the maximum square footage~~
23 ~~of an ADU is may be increased up to fifteen hundred (1,500) square feet, or forty percent (40%)~~
24 ~~of the area of the primary dwelling's living area, whichever is less however, the combined~~
25 ~~maximum square footage of two ADUs shall not exceed two thousand (2,000) square feet.~~

26 c. ~~The total floor area of a basement of the primary dwelling may be used as the ADU~~
27 ~~exceeding one thousand (1,000) square feet; provided, that there is a separate exterior entrance~~
28 ~~and the basement area does not exceed the size of the primary dwelling unit.~~

29 d. ~~The living area of the primary dwelling unit excludes uninhabitable floor area, garage and~~
30 ~~other outbuilding square footage whether attached or detached. If the primary dwelling unit is~~
31 ~~smaller than seven hundred fifty (750) square feet, the ADU may be up to three hundred (300)~~
32 ~~square feet even though this exceeds forty percent (40%) of the primary dwelling unit's living~~
33 ~~area. The minimum area of an ADU shall be one hundred fifty (150) square feet.~~

34 **7.5.** Parking.

35 ~~One (1) parking space shall be provided No parking is required~~ for the ADU. ~~Parking may be~~
36 ~~provided by the following methods:~~

37 a. ~~On site;~~

1 ~~b. On street parking; provided, that the parking space is legally available and along the ADU~~
2 ~~lot's street frontage. Posted time or day restricted parking spaces do not qualify as legally~~
3 ~~available for the purposes of this section; or~~

4 ~~e. If no parking space is available on site or on street, a joint agreement for off site parking~~
5 ~~may be used subject to Section 40.340.010(A)(5).~~

6 **8 6.** An ADU shall connect to public sewer and water unless a sewer waiver is obtained under
7 Section 40.370.010.

8 **9 7.** ADUs shall be subject to a seventy-five percent (75%) reduction in school, transportation and
9 park impact fees from the rate imposed for multifamily dwelling units.

10 D. Design Standards for Historic Structures.

11 ~~1. The exterior appearance of an addition or detached ADU shall be architecturally compatible~~
12 ~~with the primary residence. Compatibility includes coordination of architectural style, exterior~~
13 ~~building materials and colors, roof form and pitch, window style and placement, other architectural~~
14 ~~features and landscaping. The responsible official may approve variations as necessary to~~
15 ~~accommodate proposed energy efficient building features into the ADU.~~

16 ~~2. New entrances for an ADU created by internal conversion or by an addition to an existing~~
17 ~~primary dwelling shall be located on the side or rear of the primary residence unless it can be~~
18 ~~demonstrated that no feasible alternative exists.~~

19 ~~3. Exterior Finish Materials.~~

20 ~~— Plain concrete, concrete block, corrugated metal or plywood is prohibited if they are not the~~
21 ~~predominant exterior finish material on the primary dwelling, unless these materials duplicate or reflect~~
22 ~~the predominant finish.~~

23 ~~4. Roof Slopes.~~

24 ~~— For buildings over fifteen (15) feet in height, the slope of the accessory dwelling unit roof must be the~~
25 ~~same as that of the predominant slope of the primary dwelling structure.~~

26 ~~5. Historic Structures.~~

27 If an ADU is on the same lot as or within a historic structure which has been designated on the
28 national, state or local historic register, the following design guidelines are applicable:

29 a. Exterior materials should be of the same type, size and placement as those of the primary
30 dwelling structure.

31 b. Trim on edges of elements of accessory structures and additions should be the same as
32 those of the primary structure in type, size and placement.

33 c. Windows in any elevation which faces a street should match those in the primary structure
34 in proportion, i.e., same height, width and orientation (horizontal or vertical).

35 d. Pediments and Dormers.

1 Each accessory dwelling unit over twenty (20) feet in height should have either a roof pediment or
2 dormer if one (1) or the other of these architectural features is present on the primary dwelling.

3 ~~6. Accessibility.~~

4 ~~—To encourage the development of ADA accessible housing units, the responsible official may allow~~
5 ~~reasonable deviation from the requirements of this section for features that facilitate accessibility.~~

6 E. Process.

7 1. Accessory dwelling units created under Section 40.260.020(C)(3)(e) require Type I site plan
8 review under Section 40.510.010 are exempt from Site Plan Review under Section 40.520.040.

9 2. Building permits may be submitted at the same time as the site plan review are required to
10 ensure compliance with applicable fire, health, and safety codes.

11

1 **40.260.072 Compact Lot Developments**

2 **A. Purpose.**

3 The purposes of the compact lot development provisions are:

4 1. To encourage development of underutilized and challenged parcels within developed portions
5 of the Low-Density Residential Districts by providing flexibility for smaller, more efficient housing.

6 2. To diversify the county's housing stock by providing a variety of housing types, sizes and price
7 points that responds to changing household sizes and ages, such as retirees, small families, and
8 single-parent households.

9 3. To encourage development in existing residential areas by allowing a density bonus and design
10 flexibility.

11 4. To mitigate potential impacts of density and narrow lots through site design balancing
12 community connections and privacy.

13 5. To integrate developments into existing neighborhoods.

14 **B. Applicability.**

15 1. Compact lot developments are permitted on parcels created prior to the adoption date of this
16 ordinance that meet all of the following criteria:

17 a. The parcel is three (3) acres or smaller in area, excluding any critical areas, public rights-
18 of-way, private road easements, or street tracts; and

19 b. The proposed development can and will be served by urban services at the time of final
20 plat or development approval. For the purposes of this Chapter, "urban services" shall mean
21 public water and sewer service as described in Chapter 40.370.

22 2. Compact lot developments may not be used in conjunction with a Planned Unit Development
23 per Section 40.520.080.

24 3. Compact lot developments shall also be subject to the Narrow Lot Standards of Section
25 40.260.155.

26 **C. Review Required.** Compact lot developments shall be subject to site plan review in accordance
27 with Section 40.520.040. A separate site plan review application shall be required which may be
28 reviewed in conjunction with the land division application.

29 **D. Development Standards:**

30 1. Compact lot developments may include single-family detached dwellings at up to two hundred
31 percent (200%) of the maximum density of the underlying zone, including any accessory dwelling
32 units.

33 2. Minimum lot area and lot dimensions for single-family detached dwellings shall be as follows:

Table 40.260.072-1. Compact Lot Standards					
Subject	R1-20	R1-10	R1-7.5	R1-6	R1-5
Minimum average lot area (sq. ft.)	8,000	4,250	3,250	2,750	2,000
Minimum average lot width (feet) ¹	50	40	25	20	20
Minimum average lot depth (feet)	90	65	50	50	50
Maximum building height for dwelling (feet)	35				
Maximum building height for detached garage (feet)	18				
Front setback for dwelling (feet)	10				
Front setback to garage door (feet)	18				
Street side setback (feet)	10				
Side setback (feet) ²	8	5			
Rear setback (with no alley) (feet)	15	5			
Setback from alley easement to garage (feet)	2				
Setback from alley easement to dwelling (feet)	5				
Maximum lot coverage ³	50%	60%			

1 ¹ Applies to interior lots only – corner lots shall be of sufficient width so that sight
2 distance and driveway spacing requirements are met.

3 ² May be reduced when alley access is provided per Section 40.260.155(D)(1).

4 ³ When access is provided via an alley, lot coverage may be increased per Section
5 40.260.155(D)(2).

6 3. Notwithstanding the setbacks in Table 40.260.072-1, setbacks from the exterior perimeter of
7 the development site shall meet the applicable minimum setbacks for single-family detached
8 dwellings in the underlying zone with no setback less than ten (10) feet.

9 4. Additional types of middle housing dwellings may be included within a compact lot
10 development subject to the development standards of the underlying zone; no additional density
11 bonus or modifications to dimensional standards shall apply to lots created for middle housing.

12 E. Main Entrances. Main entrances shall be visible from the street and must have a porch or entry set
13 back no more than eight (8) feet from the longest street-facing wall of the structure. The entry must: face
14 the street, open onto the porch, or be oriented at an angle of not more than 45 degrees from the street-
15 facing façade. Corner lot homes may be oriented to either street.

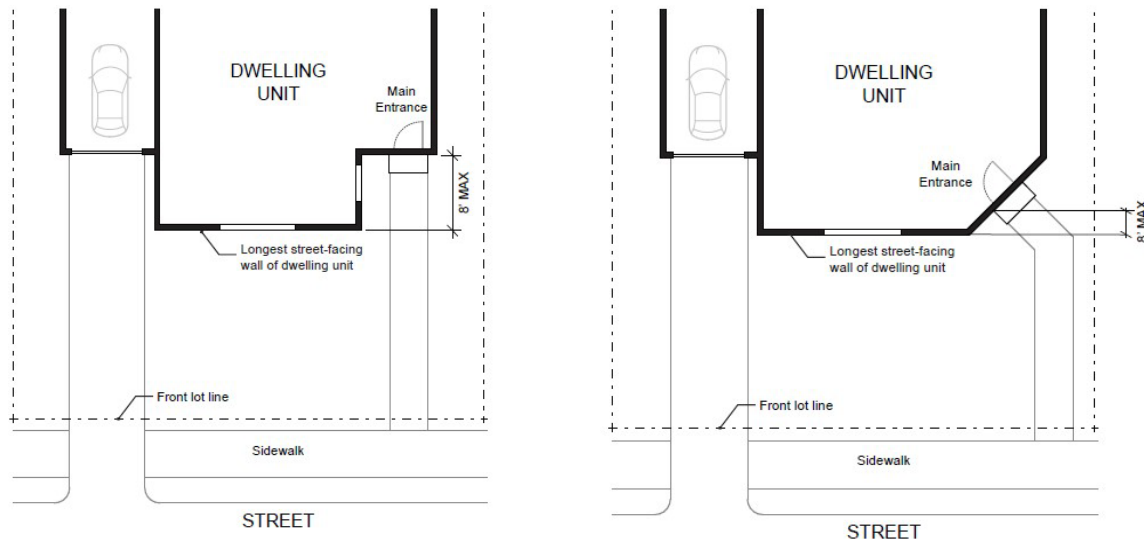


Figure 40.260.072-1 Main Entrance Orientation Options

F. Garages. The width of the garage door facing the street may be up to fifty percent (50%) of the width of the street-facing building façade or ten (10) feet, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.

G. Location and Configuration of Driveways. Driveways shall be located to enhance the pedestrian realm and to preserve space for on-street parking by meeting one or more of the following requirements:

1. For housing units or developments on corner lots, provide off-street parking areas accessed on the back façade or located in the rear yard such that no off-street parking is located in the front yard or side yard;

2. Provide alley access meeting the standards of Section 40.260.155(C)(6);

3. Provide shared driveways meeting the standards of Section 40.260.155(C)(7);

4. Provide narrow driveways meeting the standards of Section 40.260.155(C)(8); and/or

5. Provide individual driveways separated by at least twenty (20) feet as measured from the edge of the driveway apron.

1 **40.260.073 Cottage Housing**

2 A. Purpose.

3 The purposes of the cottage housing provisions are:

4 1. To promote sustainable development practices through smaller, more efficient housing and
5 effective use of residential land.

6 2. To diversify the county's housing stock by providing a housing type that is affordable less
7 expensive and that responds to changing household sizes and ages, such as retirees, small families,
8 and single-parent households.

9 3. To encourage development in existing residential areas by allowing a density bonus and design
10 flexibility.

11 4. To provide centrally located and functional common open space that fosters a sense of
12 community and openness within the cottage development.

13 ~~5. To provide private areas around the individual dwellings to enable diversity in landscape
14 design and foster a sense of ownership.~~

15 6. To ~~maintain the character of~~ integrate cottage developments into existing residential
16 neighborhoods and ensure compatibility between cottage developments and their neighbors.

17 B. Applicability.

18 1. This section applies to cottage housing developments as defined in Section 40.100.070, except
19 for cottage developments within the Mixed Use (MX) zone which shall be subject to the Cottage
20 Housing standards in Appendix A.

21 2. Except within the Mixed Use (MX) zone (which has its own standards), cottage housing shall
22 comply with the standards, requirements, and limitations in Section 40.260.073(C). Cottage housing
23 developments shall be subject to site plan review in accordance with Section 40.520.040. Where the
24 site is proposed to be platted with each cottage on its own lot, the site plan review application may be
25 reviewed in conjunction with the land division application.

26 3. The narrow lot development standards in Section 40.260.155 shall not apply to cottage housing
27 developments.

28 4. Cottage housing developments may not be used in conjunction with a Planned Unit
29 Development per Section 40.520.080.

30 C. Development Standards and Requirements.

31 1. ~~Cottage housing developments shall be subject to site plan review in accordance with Section~~
32 ~~40.520.040; except, where the site is proposed to be platted with each cottage on its own lot, the site~~
33 ~~plan shall be reviewed in conjunction with the land division application and a separate site plan~~
34 ~~review application shall not be required.~~

35 Cottage housing developments may include single-family detached dwellings, accessory dwelling
36 units, duplexes and up to two (2) attached single-family dwellings.

1 2. Cottage housing developments may be allowed at up to two hundred percent (200%) of the
2 maximum density of the underlying zone, including any accessory dwelling units; except, cottage
3 housing developments in the R1-7.5, R1-6 and R1-5 zones may be allowed at up to 21.8 d.u./acre,
4 calculated based on the gross area of the site minus any public rights-of-way, private road easements,
5 or street tracts.

6 3. Cottage housing developments shall contain a minimum of four (4) and a maximum of twelve
7 (12) units in a cluster; provided, that a cottage development may contain more than one (1) cluster.
8 Each cluster must have its own common open space and may not be intersected by a public or private
9 road.

10 4. For platted cottage developments, the minimum lot area and lot dimension standards of the
11 underlying zone shall not apply; provided, that the cottage on each lot meets the setback and
12 separation standards herein.

13 5. Cottages and accessory structures shall maintain the following minimum setbacks:

14 a. Ten (10) feet from public rights-of-way or private street easements.

15 b. Five (5) feet from external non-street property boundaries.

16 c. Eighteen (18) feet from a street for garage doors; provided the minimum garage door
17 setback from an alley may be two (2) feet.

18 d. Ten (10) Eight (8) feet minimum space between buildings (including accessory structures).

19 6. No maximum lot coverage standard shall apply to cottage housing developments, including
20 cottages platted on individual lots.

21 6 7. Required Parking and Parking Design.

22 a. On-site parking shall be provided at a minimum rate of one and one-half (1 1/2) parking
23 spaces per cottage dwelling and one (1) parking space per accessory dwelling unit.

24 7-b On-site parking may be clustered in common parking lots or detached garages provided
25 in any combination of shared parking lot(s), shared detached garage(s), and/or individual
26 garages or carports.

27 c. Individual detached garages may not exceed 400 square feet in floor area. Shared detached
28 garages may not exceed 1,000 square feet in floor area.

29 d. Common off-street parking areas shall meet the following:

30 (1) Parking and maneuvering areas shall meet the applicable requirements in Chapter
31 40.340 and screening requirements in Section 40.320.010(E).

32 (2) Such spaces may be designed to allow backing movements directly into local
33 access streets other than collectors or arterials.

34 (3) Parking areas shall be owned and maintained by a homeowners association or a
35 maintenance agreement shall be recorded with the plat.

1 8. Detached garages may contain up to two (2) accessory dwelling units (ADUs, also known as
2 carriage units) per cottage cluster built above the parking spaces.

3 9. Cottage developments shall provide common open space at a minimum rate of four hundred
4 (400) square feet per cottage.

5 8. Common Open Space Standards. Each cottage cluster must share a common open space in
6 order to provide a sense of openness and community of residents. Common open spaces must meet
7 the following standards:

8 a. A minimum of 200 square feet of common open space must be provided per cottage unit
9 within the associated cluster. Common open space may not include critical areas, critical area
10 buffers, or slopes greater than fifteen percent. LID stormwater BMPs, like rain gardens, may be
11 integrated in up to twenty-five percent of the minimum required usable open space area.

12 b. The common open space must be contiguous, generally rectangular or ovoid, and no
13 narrower than 15 feet wide at its narrowest dimension.

14 c. The common open space shall be developed with a mix of landscaping, lawn area,
15 pedestrian paths, and/or paved courtyard area, and may also include recreational amenities.
16 Impervious elements of the common courtyard shall not exceed fifty percent (50%) of the total
17 common courtyard area.

18 10.d. Common open space shall be located with cottages abutting on at least two (2) sides
19 and abutting a minimum of fifty percent (50%) of the cottages in the cluster.

20 e. Pedestrian paths must be included in a common open space. Parking areas, required
21 setbacks, and driveways do not qualify as part of a common open space.

22 f. The development application shall include a plan for ongoing maintenance of the common
23 open space, including a mechanism for ensuring that the maintenance plan will be implemented
24 through a homeowners association or similar entity.

25 9. Cottage Orientation. Cottages must be clustered around a common open space, meaning they
26 abut the associated common open space or are directly connected to it by a pedestrian path, and must
27 meet the following standards (see Figure 40.260.073-1):

28 a. Each cottage within a cluster must either abut the common open space or must be directly
29 connected to it by a pedestrian path.

30 b. A minimum of fifty percent (50%) of cottages within a cluster must be oriented to the
31 common open space and must:

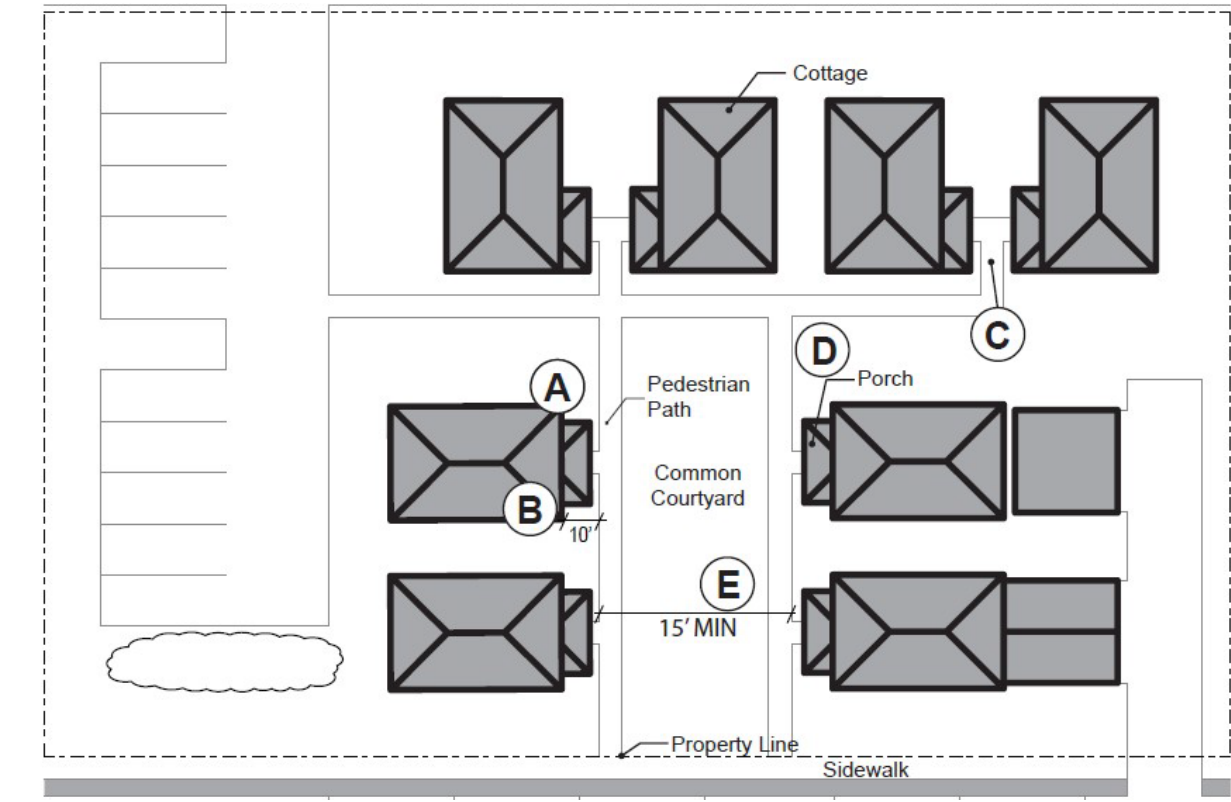
32 i. Have a main entrance facing the common open space;

33 ii. Be within 10 feet from the common open space, measured from the façade of the
34 cottage to the nearest edge of the common open space; and

35 iii. Be connected to the common open space by a pedestrian path.

36 c. Cottages within 20 feet of a street property line may have their entrances facing the street.

- 1 d. Cottages not facing the common open space or the street must have their main entrances
- 2 facing a pedestrian path that is directly connected to the common open space.



3
4 **Figure 40.260.073-1 Cottage Orientation**

5 11. Each cottage shall have a minimum of two hundred (200) square feet of private open space.
6 Private open space shall be adjacent to each dwelling unit for the exclusive use of the residents of
7 that cottage. The space shall be usable (not encumbered by steep slopes or other physical limitations)
8 and oriented toward the common open space as much as possible, with no dimension less than ten
9 (10) feet.

10 10. Pedestrian Access. A pedestrian path that is hard-surfaced and a minimum of three (3) feet
11 wide must be provided that connects the main entrance of each cottage to the following:

- 12 a. The common open space;
- 13 b. Shared parking or solid waste storage areas;
- 14 c. Community buildings; and
- 15 d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no
- 16 sidewalks.

17 D. Building Design Standards.

1 1. Cottages shall have a minimum of one hundred fifty (150) and a maximum of sixteen hundred
2 (1,600) square feet gross floor area. The maximum floor area allowed on the ground or main floor
3 shall be twelve hundred (1,200) square feet.

4 2. Cottages located adjacent to a street shall provide a covered entry feature with minimum
5 dimensions of six (6) feet by six (6) feet facing the street.

6 3. Cottage facades facing the common open space or common pathway shall feature a roofed
7 porch at least eighty (80) square feet in size with a minimum dimension of eight (8) feet on any side.

8 4. The maximum building height shall be twenty-five (25) feet for cottages and ADUs built over
9 garages and eighteen (18) feet for accessory structures.

10 5. An existing single-family detached dwelling on the same lot as a proposed cottage housing
11 development may be allowed within a cottage cluster exempt from the maximum gross floor area,
12 footprint and height standards of this section, provided that existing dwellings that exceed any of
13 those maximums may not be expanded.

14 ~~5. All portions of building roofs over eighteen (18) feet in height must be pitched with a minimum~~
15 ~~slope of six to twelve (6:12).~~

16 ~~6. Cottages and accessory buildings within a particular cluster shall be designed within the same~~
17 ~~'family' of architectural styles. Examples include:~~

18 ~~a. Similar building/roof form and pitch.~~

19 ~~b. Similar siding materials.~~

20 ~~c. Similar porch detailing.~~

21 ~~d. Similar window trim.~~

22 ~~A diversity of cottages can be achieved within a 'family' of styles by:~~

23 ~~e. Alternating porch styles (such as roof forms).~~

24 ~~f. Alternating siding details on facades and/or roof gables.~~

25 ~~g. Different siding color.~~

26 E. Community Buildings. Cottage cluster projects may include community buildings for the shared
27 use of residents that provide space for accessory uses such as community meeting rooms, guest housing,
28 exercise rooms, day care, community eating areas, community gardens, or picnic shelters. Community
29 buildings must meet the following standards:

30 1. Each cottage cluster is permitted one community building.

31 2. The community building shall have a maximum floor area of twelve hundred (1,200) square
32 feet.

33 F. Solid Waste Provisions. The development application shall include a plan for access for solid waste
34 and recycling collection service, indicating common or individual unit collection points with
35 demonstrated access and turning space for solid waste vehicles.

36

1 **40.260.155 Narrow Lot Development Standards**

2 A. Purpose.

3 The purpose of this section is to guide development and alleviate conflicts that can arise from the
4 platting of residential lots of less than forty (40) feet in width. **These standards are intended to:**

5 **1. Eliminate conflicts between the design and location of driveways with public and private**
6 **utilities, on-street parking and other common features such as street trees, street lights and signs,**
7 **fire hydrants, common mailboxes, etc.;**

8 **2. Provide for adequate guest parking;**

9 **3. Ensure adequate access for solid waste and recycling collection vehicles;**

10 **4. Minimize the dominance of garages on narrow lots; and**

11 **5. Provide incentives for lots which utilize alleys for access.**

12 B. Applicability.

13 1. This section shall apply to newly platted residential land divisions having lots less than forty
14 (40) feet wide as measured at the front building setback line, with the following exception:

15 a. Land divisions with fewer than twenty-five percent (25%) of the lots being less than forty
16 (40) feet wide need not be subject to this section, provided the following:

17 (1) All required sidewalks along street frontage in the development shall be detached; and

18 (2) No corner lot shall be less than forty (40) feet wide.

19 2. The standards of this section apply only to those lots in the land division that are less than forty
20 (40) feet in width.

21 C. Narrow Lot Development Standards.

22 1. A site plan is required that demonstrates that utilities, driveways, street trees, and other features
23 have been located and designed to minimize conflicts with one another. The site plan shall be
24 submitted with the preliminary land division application and shall be incorporated into the final
25 construction plan set. The site plan shall show, at a minimum, all of the following features:

26 a. Location and width of streets, sidewalks and landscape buffers, when applicable;

27 b. Location, species, and size of required street trees, to include the mature height and crown
28 width;

29 c. Parking spaces, as required by Section 40.260.155(C)(3);

30 d. Stormwater facilities, including roof infiltration systems, if proposed;

31 e. Location of other infrastructure including solid waste and recycling areas if required by
32 Section 40.260.155(C)(5)(a), light poles (if proposed by applicant), fire hydrants, community
33 mailboxes and existing overhead lines;

- 1 f. Location and width of driveways, if proposed, and not exempted by Section
2 40.260.155(C)(8);
- 3 g. Location and dimensions of ADA sidewalk ramps and landings for attached sidewalks at
4 driveway crossings, and ADA sidewalk ramps and landings at street intersections, whether using
5 attached or detached sidewalks;
- 6 h. Building envelopes which reflect the final setbacks for each lot; and
- 7 i. Intersection sight distance or applicable traffic control measures proposed at intersections
8 and the impact on the developable area of corner lots.
- 9 2. Corner Lots. The minimum lot dimensions in Tables 40.210.010-4, 40.220.020-4 and
10 40.220.020-5 shall not apply to corner lots.
- 11 a. Development on corner lots shall meet minimum sight distance requirements of Section
12 40.350.030(B)(8).
- 13 b. Corner lot driveways shall meet the requirements in Section 40.350.030(B)(4)(b)(1)(b).
- 14 3. Parking Standards. Two and one half (2.5) parking spaces for every narrow lot in the
15 development shall be provided. Both off-street parking and guest parking shall be provided in narrow
16 lot developments.
- 17 a. Off-street parking for each lot shall be provided that meets the requirements of Table
18 40.340.010-4.
- 19 a b. Guest parking shall be provided at a minimum ratio of one guest parking space for every
20 three narrow lots in the development. Spaces may be located on the residential lot, Such spaces
21 may be located on-street (on local access streets only) or in common off-street parking areas.
22 Parking requirements shall be met on a per lot basis; extra parking provided on one (1)
23 residential lot shall not count towards meeting the minimum requirement on a different
24 residential lot.
- 25 b c. Common off-street parking areas shall meet the following:
- 26 (1) Parking and maneuvering areas shall meet the applicable requirements in Chapter
27 40.340 and screening requirements in Section 40.320.010(E).
- 28 (2) Such spaces may be designed to allow backing movements directly into local access
29 streets other than collectors or arterials.
- 30 (3) Parking areas shall be owned and maintained by a homeowners association or a
31 maintenance agreement shall be recorded with the plat.
- 32 e d. On-street parking shall meet the following:
- 33 (1) Single on-street parallel parking spaces between driveways shall be at least seventeen
34 (17) feet in length, measured from the top of the slope of the driveway wing. Two (2) or more
35 consecutive on-street parallel parking spaces shall require two (2) additional feet between
36 each space.

1 (2) Angled or head in parking ‘bulb outs’ may be provided on local access streets
2 provided:

3 (a) Such parking shall be within the street right-of-way or street tract; and

4 (b) Backing over sidewalks is prohibited.

5 (3) On-street parking to meet the guest parking requirements of this section shall not
6 require creation of a neighborhood parking plan under Section 40.340.030.

7 4. Street Trees.

8 a. Unless the requirements of Chapter 40.320 require a higher level of landscaping, a
9 minimum of one (1) tree shall be provided along the street frontage of each narrow lot; provided,
10 that sight distance triangles are not obstructed. Trees that are appropriate to the size of the space
11 may be provided either within the street frontage right-of-way or on the lot. Street trees located
12 in the right-of-way shall comply with the Standard Details Manual requirements. In the event
13 that no feasible location exists along a lot’s frontage due to required utilities or other features,
14 the responsible official may approve grouping of trees or other landscaping options that provide
15 variety to the streetscape.

16 5. Solid Waste and Recycling Collection.

17 a. Where collection is not feasible on each lot, such as when lots are accessed by a shared
18 driveway with no turnaround, a designated common collection point, located no further than one
19 hundred fifty (150) feet from any lot it serves, shall be provided. Common collection points shall
20 be shown on the site plan, and sized to provide at least two (2) feet of clearance space between
21 individual garbage, yard debris, and recycling containers for each dwelling unit.

22 b. Designated collection points shall be located adjacent to alleys or streets, but shall not
23 obstruct sidewalks, bike lanes, or vision clearance triangles.

24 6. Alleys and Lots with Alley Access.

25 a. Where provided, alleys shall meet the minimum dimensional requirements of Figure
26 40.260.155-3. A minimum of twenty-four (24) feet of clear area (unobstructed by fences or other
27 structures) with an unobstructed vertical clearance of not less than thirteen and one-half (13.5)
28 feet shall be provided. Alleys with a paved width of less than twenty (20) feet shall be privately
29 owned and maintained.

30 b. When garbage and recycling collection is proposed to be from an alley, the ability of
31 collection vehicles to maneuver safely to all points of collection shall be demonstrated, based on
32 a thirty-five (35) foot long by ten (10) foot wide vehicle.

33 c. All lots adjacent to an alley shall provide access to the garage or parking space from the
34 alley, not from an adjacent street.

35 d. Residences with access from alleys shall be oriented to face the public or private street, not
36 the alley.

37 e. Alleys serving narrow lots under this section shall connect with a public or private street at
38 both ends, unless otherwise approved by the public works director.

1 f. Maintenance of private alleys shall be the responsibility of the homeowners association, or
2 a maintenance agreement shall be recorded with the plat.

3 7. Shared Driveways. The following shared driveway provisions apply only to narrow lots
4 qualifying under this section:

5 a. Shared driveways may be used to provide access to a maximum of four (4) lots.

6 b. Shared driveway approaches for two (2) abutting lots sharing one (1) curb cut shall meet
7 the specifications in Figure 40.260.155-4 or 40.260.155-5.

8 c. Shared driveways which provide access to more than two (2) lots shall be at least twelve
9 (12) feet wide, and shall be within an easement at least twenty (20) feet wide.

10 8. Narrow Driveways. Where provided for a narrow lot, narrow driveways shall meet the
11 following requirements:

12 a. Narrow driveways shall be no wider than ten (10) feet measured at the driveway throat,
13 unless the applicant demonstrates on the development plan that a wider driveway will not result
14 in conflicts.

15 b. Where possible, narrow driveways on adjoining lots shall be grouped in close proximity to
16 create space along the frontage for parking, trees, utilities, etc.

17 c. Narrow driveways shall be constructed in accordance with adopted narrow driveway
18 standards.

19 d. Garages accessed from narrow driveways shall be either single car-width and located no
20 closer to the street than the front wall (not porch) of the residence or, if wider than a single car
21 garage, set back at least five (5) feet from the front wall (not porch) of the residence.

22 9.9. Driveway Requirements in Single-Family Detached Developments. In order to provide
23 flexibility in site design, driveway locations for non-corner lots in single-family detached
24 developments are not required on the site plan, provided:

25 a. Detached sidewalks that meet ADA requirements are provided; and

26 b. Guest pParking requirements for the development are shown to be met, by one (1) or more
27 of the following methods:

28 (1) Designated on-street parking areas that will not be subject to future driveway
29 placement; or

30 (2) Provision of common off-street parking areas; or

31 (3) A plat note shall be placed on the final plat requiring each unit to provide a two (2) car
32 garage.

33 c. Driveway locations shall be shown for all corner lots, regardless of the other provisions of
34 this subsection.

35 9.10. Density Calculations. Additional lot area needed for sight distance triangles on corner lots
36 and common parking areas may be deducted from the gross acreage when determining minimum

1 density requirements. Additional lot area shall include the area of the sight distance triangle that is in
2 excess of the setback requirements, along with any additional area in excess of the setback
3 requirements that is required. Such calculations shall be shown on the site plan.

4 D. Incentives for Providing Alleys.

5 Any narrow lot that is provided with alley access shall qualify for the following modifications to
6 development standards:

7 1. Minimum lot area, dimensions and setbacks that differ from those required of the underlying
8 zone may be approved; provided, that the applicant demonstrate the following as applicable:

9 a. Privacy between the proposed residential units and the street is not compromised. Alternate
10 methods of providing privacy such as elevated first floors or raised landscape planters may be
11 approved by the responsible official.

12 b. Alternate setbacks do not violate building or fire codes.

13 c. A minimum building separation of eight (8) feet is maintained.

14 d. Side and rear setbacks around the perimeter of the development site shall not be reduced.

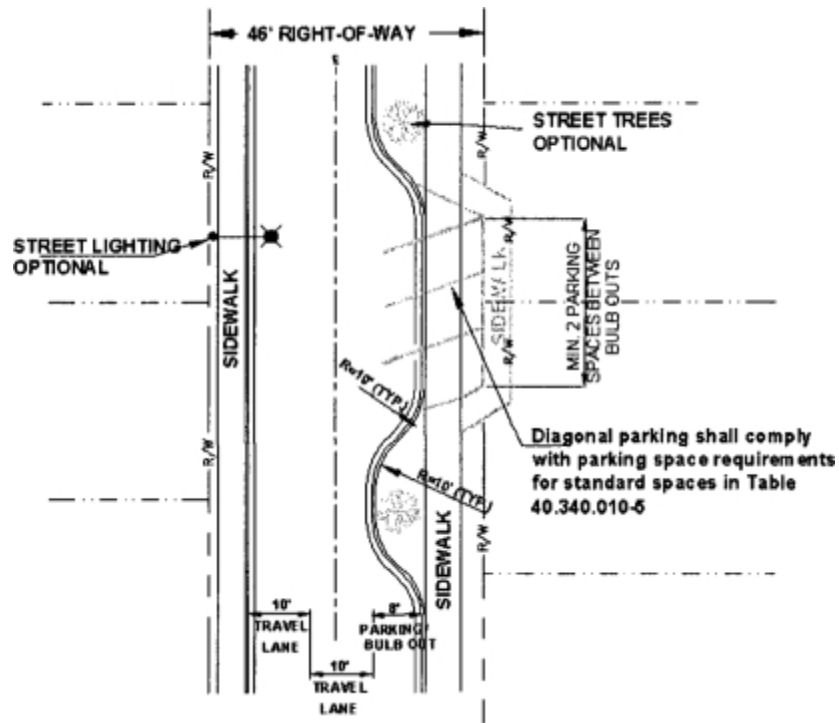
15 2. The maximum lot coverage may be increased by ten percent (10%) over that allowed in the
16 zoning district.

17 3. The area of an alley easement or tract may be included in the minimum required lot area and
18 counted when calculating maximum lot coverage.

19 E. Narrow Lot Special Street and Driveway Details.

20 The following narrow lot street, alley and driveway details provide options to the other standards in
21 Section 40.350.030, and may be used only in association with narrow lots as defined in this section.
22 Deviations from the street and alley standards and details in this section require approval of a road
23 modification under Section 40.550.010. Deviations from the shared driveway details shown in Figure
24 40.260.155-4 or 40.260.155-5 require a variance under Section 40.550.020.

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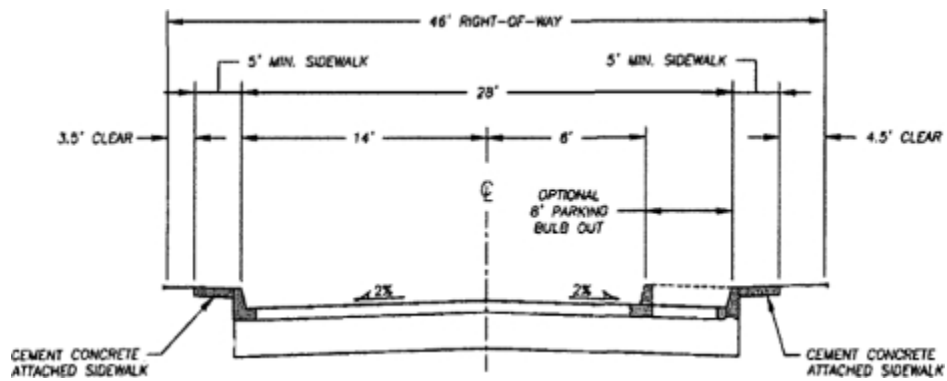


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Figure 40.260.155-1 Narrow Lot Street

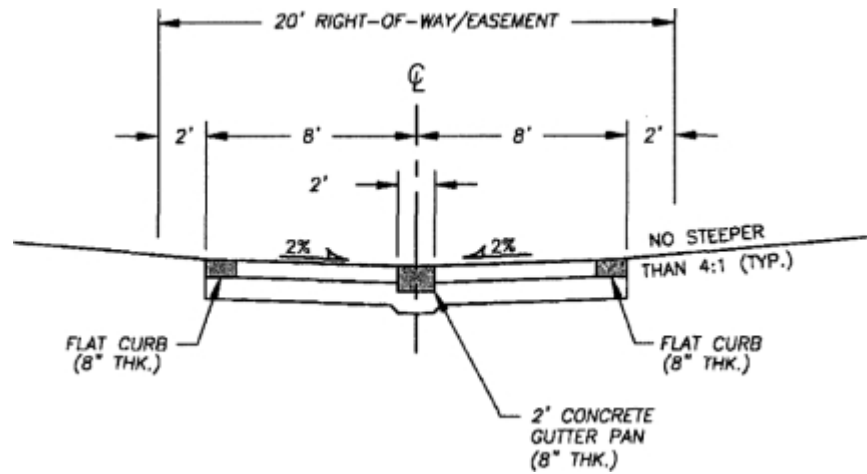


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Figure 40.260.155-2 Narrow Lot Street Cross-Section

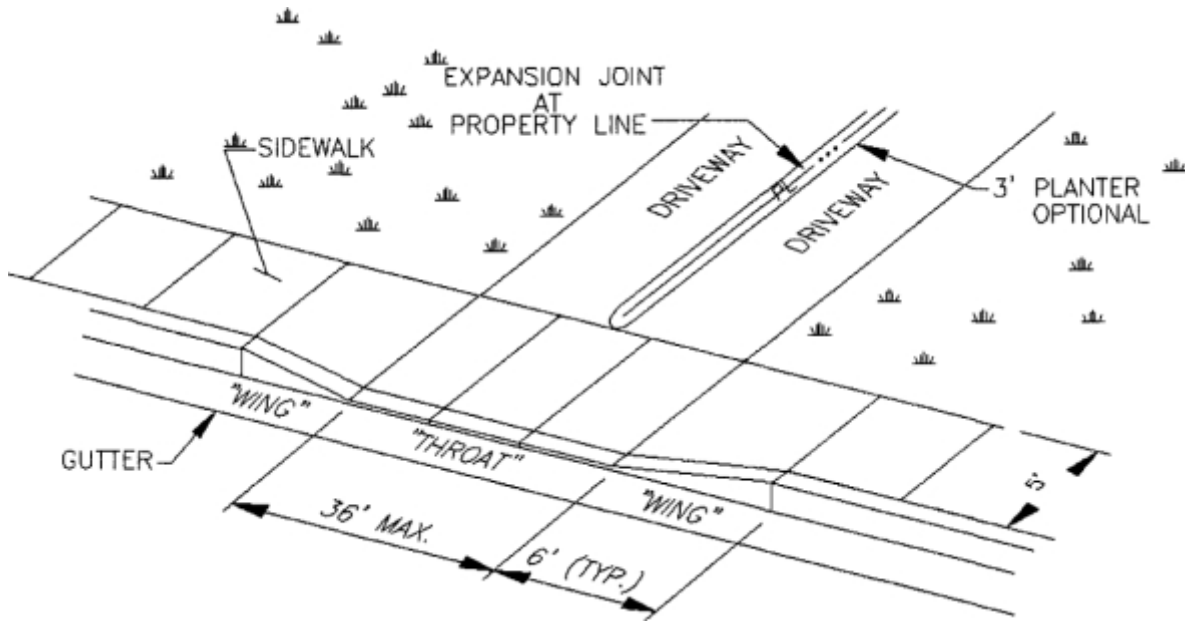


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Figure 40.260.155-3 Narrow Lot Alley Cross-Section

Cross-slope details and concrete curb and pan shown are optional. Alternate cross-slope details may be approved; provided, the minimum pavement width and right-of-way is provided. Structural pavement sections shall meet the minimum requirements for an Urban Alley drawing in the Standard Details Manual.

1

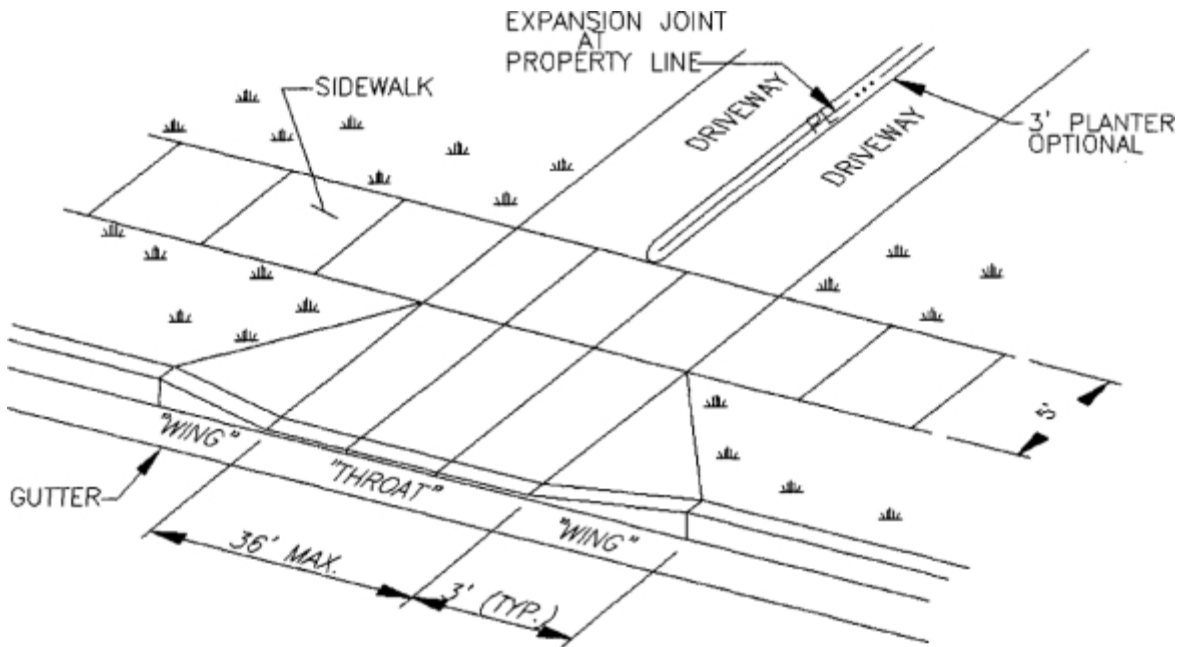


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Figure 40.260.155-4 Narrow Lot Shared Driveway Detail with Attached Sidewalk

4



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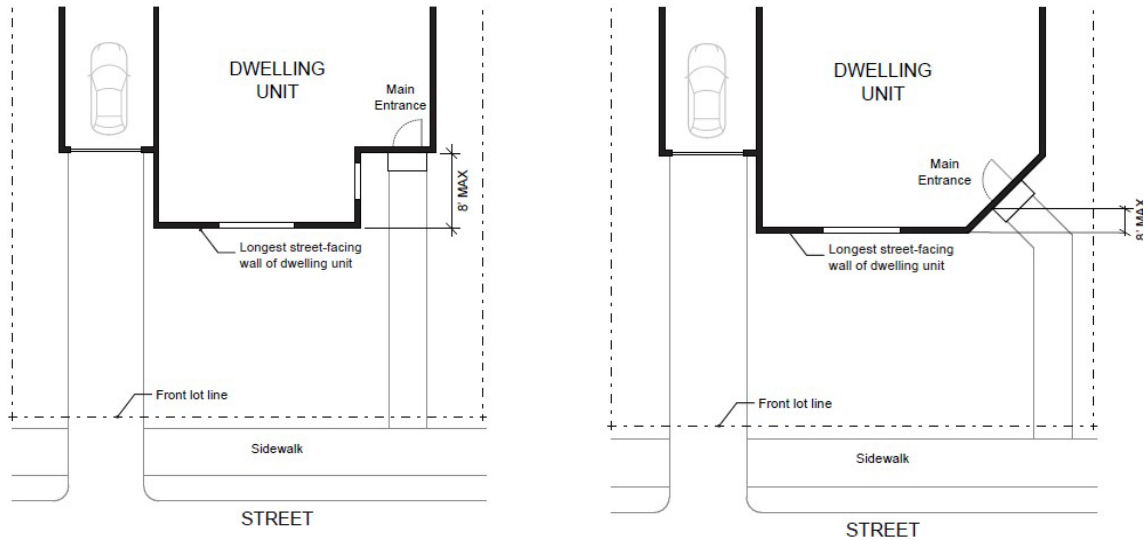
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Figure 40.260.155-5 Narrow Lot Shared Driveway Detail with Detached Sidewalk

7

1 **40.260.225 Triplex and Quadplex Standards**

2 **A. Main Entrance.** At least one main entrance per triplex or quadplex structure shall be visible from
3 the street and must have a porch or entry set back no more than eight (8) feet from the longest street-
4 facing wall of the structure. The entry must: face the street, open onto the porch, or be oriented at an
5 angle of not more than forty-five (45) degrees from the street-facing façade. Corner lot structures may be
6 oriented to either street.



8 **Figure 40.260.225-1 Main Entrance Orientation Options**

9 **B. Garages.** The cumulative width of the garage door(s) facing the street may be up to fifty percent
10 (50%) of the width of the street-facing building façade or twenty (20) feet, whichever is greater. Garage
11 limitations do not apply to residential development accessed through rear alleys, or where the garage is
12 located in the rear of the lot.

13 **C.** For the purposes of applying the Location of Parking and Loading Facilities Standards of Section
14 40.340.010(A)(4), the Access and Circulation Standards of Section 40.340.020(A), and the Access
15 Management Standards of Section 40.350.030(B)(4), triplexes and quadplexes shall be subject to the
16 same standards as a single-family or duplex dwelling.

17 **D.** Triplexes and quadplexes shall be reviewed through a Type I site plan review per Section
18 40.520.040.

19

1

40.340 PARKING, LOADING AND CIRCULATION

2

Table 40.340.010-4. Minimum Required Parking Spaces By Use	
Use	Minimum Number of Parking Spaces
A. Residential.	
1. <u>1.</u> 1-, 2- and 3-unit family <u>Single-family detached and attached (townhouse) dwellings</u>	2 spaces/dwelling unit. Single-family and duplex parking Spaces may be tandem with <u>One</u> car behind the other. For narrow lots, see additional requirements in Section 40.260.155.
2. <u>Narrow lot developments</u>	2.5 spaces/dwelling unit per narrow lot, subject to the requirements in Section 40.260.155
<u>2.</u> Duplex, triplex and quadplex dwellings	<u>1 space/dwelling unit</u>
<u>3.</u> Cottage housing	<u>1 space/dwelling unit</u>
<u>4.</u> Accessory dwelling units	<u>None</u>
3 <u>5.</u> Multifamily dwelling containing 4- <u>5 or more dwelling units</u>	<u>1 1/2 space/dwelling unit</u>
<u>4</u> 6. Bed and breakfast	<u>1 space/each guest room, plus 2 for the facility</u>
5 <u>7.</u> Residential care facility	<u>1 space/7 residents served under age of 12 1 space/5 residents served ages 12 ñ 17 1 space/4 residents served ages 18 years or older</u>
6 <u>8.</u> Assisted living facilities	<u>1 space/each 3 units</u>
B. Commercial Residential.	
1. Hotel	1 space/bedroom
2. Motel	1 space/bedroom
3. Clubs/lodges	Spaces to meet the combined requirements of the uses being conducted, such as hotel, restaurant, auditorium
C. Institutions.	
1. Welfare or correctional institutions	1 space/3 beds for patients or inmates
2. Convalescent or nursing home	1 space/3 beds for patients or residents
3. Hospital	2 spaces/bed
D. Places of Assembly.	
1. Church	1 space/4 seats, or 8 feet of bench length in the main auditorium. Additional parking for meeting rooms, classrooms and office use may be required.

Table 40.340.010-4. Minimum Required Parking Spaces By Use	
Use	Minimum Number of Parking Spaces
2. Library, reading room, museum, art gallery	1 space/400 square feet of floor area
3. Preschool, nursery, kindergarten, family day care center or commercial day care center	2 spaces/teacher or employee
4. Elementary or middle school	1 space/4 seats, or 8 feet of bench length in auditorium or assembly room, whichever is greater
5. High school	1 space/employee, plus 1 space/each 6 students, or 1 space/4 seats, or 8 feet of bench length in the auditorium, whichever is greater
6. College, commercial school for adults	1 space/3 seats in classroom
7. Other auditoriums, meeting rooms	1 space/4 seats, or 8 feet of bench length
E. Commercial Amusements.	
1. Stadium, arena, theater	1 space/4 seats, or 8 feet of bench length
2. Bowling alley	5 spaces/lane
3. Health and fitness club	1 space/200 square feet of general floor area; 1 space/500 square feet for racquet, tennis or similar court floor area
F. Commercial.	
1. Commercial retail, except stores selling bulky merchandise	1 space/350 square feet of floor area
2. Service or repair shops	1 space/750 square feet of floor area
3. Retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building	1 space/600 square feet of floor area
4. Bank, office (except medical and dental)	1 space/400 square feet of floor area
5. Medical and dental office or clinic	1 space/200 square feet of floor area
6. Eating or drinking establishments	1 space/250 square feet of floor area
7. Mortuaries	1 space/6 seats, or 12 feet of bench length
8. Automobile sales, retail nurseries, and other open sales and rental yards	(a) Properties with less than ten thousand (10,000) square feet of open sales or rental area shall provide one (1) space for each one thousand (1,000) square feet of gross floor area, plus one (1)

Table 40.340.010-4. Minimum Required Parking Spaces By Use	
Use	Minimum Number of Parking Spaces
	space for each two thousand five hundred (2,500) square feet of open sales or rental area. (b) Properties with ten thousand (10,000) square feet or more of open sales or rental area shall provide one (1) space for each one thousand (1,000) square feet of gross floor area, plus four (4) spaces, plus one (1) space for each ten thousand (10,000) square feet of open sales or rental area in excess of ten thousand (10,000) square feet.
G. Industrial.	
1. Except as specifically mentioned herein, industrial uses listed as permitted in the IL and IH zones	1 space/500 square feet
2. Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 space/1,500 square feet of floor area
3. Laboratories and research facilities	1 space/600 square feet of floor area

1 **40.520 PERMITS AND REVIEWS**

2 **40.520.020 Uses Subject to Review and Approval (R/A)**

3 A. Purpose.

4 Upon review of the responsible official, uses designated as permitted subject to review and approval
5 (R/A) may be allowed in the various districts; provided, that the responsible official is of the opinion that
6 such uses would be compatible with neighboring land uses.

7 B. Review Procedures.

8 Uses subject to review and approval (R/A) shall be reviewed through a Type II process; provided, that
9 the responsible official, at his or her discretion, may refer any proposal to the hearing examiner for review
10 and approval, or denial. Any uses approved under the provisions of this chapter by either the responsible
11 official or the hearing examiner in public hearing, shall be compatible with adopted county land use
12 policies and goals.

13 C. Approval Criteria - General.

14 Except for the uses listed in Section 40.520.020(D), in approving a use, the responsible official shall
15 first make a finding that all of the following conditions exist:

- 16 1. The site of the proposed use is adequate in size and shape to accommodate the proposed use;
- 17 2. All setbacks, spaces, walls and fences, parking, loading, landscaping, and other features
18 required by this title are provided;
- 19 3. The proposed use is compatible with neighborhood land use;
- 20 4. The site for the proposed use relates to streets and highways adequate in width and pavement
21 type to carry the quantity and kind of traffic generated by the proposed use;
- 22 5. The proposed use will have no substantial adverse effect on abutting property or the permitted
23 use thereof; and
- 24 6. In the case of residential uses, the housing density of the development is consistent with the
25 existing zoning densities, or the general plan, and that all other aspects of the development are
26 consistent with the public health, safety, and general welfare for the development and for adjacent
27 properties.

28 D. Approval Criteria - Special Uses.

29 When the following uses are allowed subject to review and approval (R/A) the responsible official
30 shall review them subject to the applicable standards and criteria in Chapter 40.260:

- 31 ~~1.~~ Accessory dwelling units (Section 40.260.020);
- 32 2 1. Bed and breakfast establishments (Section 40.260.050);
- 33 ~~3~~ 2. Home businesses - Type II (Section 40.260.100);
- 34 ~~4~~ 3. Kennels (Section 40.260.110);

- 1 ~~5~~ 4. Manufactured home parks (Section 40.260.140);
- 2 ~~6~~ 5. Opiate substitution treatment facilities (Section 40.260.165);
- 3 ~~7~~. ~~Townhouse developments (Section 40.260.155);~~
- 4 ~~8~~ 6. Wireless communications facilities (Section 40.260.250);
- 5 ~~9~~. ~~Zero lot line development (Section 40.260.260).~~
- 6

1 **40.520.040 Site Plan Review**

2 A. Purpose.

3 The purpose of this section is to provide a plan review process that is proportional to the potential
4 impacts of a proposed development. With the exception of minor development proposals, site plan review
5 is intended to provide public notice to encourage public participation, and help ensure a transparent
6 review and approval process.

7 B. Applicability.

8 1. Site plan review is required for new development and modifications to existing development,
9 unless expressly exempted by this chapter.

10 2. A site plan is subject to a Type II review process as provided in Section 40.510.020 if the
11 proposal meets one (1) or more of the following:

12 a. Conditional use;

13 b. Planned unit development, **compact lot development or cottage housing development**;

14 c. New development in all urban holding, urban residential, office residential, business park,
15 mixed use, university, commercial, industrial, surface mining and airport zones;

16 d. Change of use from residential to commercial or industrial use;

17 e. A modification to existing permitted development or a permitted modification to an
18 existing nonconforming use, as allowed under Section 40.530.010, if it will cause any of the
19 following:

20 (1) An increase in density or lot coverage by more than ten percent (10%) for residential
21 development if the change is made along the development site perimeter; or twenty percent
22 (20%) or more for the development;

23 (2) A change in the type of dwelling units proposed in a residential development (e.g., a
24 change from detached to attached structures or a change from single-family to multifamily) if
25 the change is made along the development site perimeter;

26 (3) An increase of more than ten percent (10%) in required on-site parking or an increase
27 of more than forty (40) on-site parking spaces, unless the required parking spaces exist on site
28 and meet the design standards for parking and landscaping;

29 (4) An increase in the height of an existing structure(s) by more than fifty percent (50%) if
30 the structure is located within twenty (20) feet of the property lines;

31 (5) A change in the location of accessways to frontage roads where off-site traffic would
32 be affected;

33 (6) A change in the location of parking where the parking is closer to land zoned or used
34 for residential or mixed residential/other purposes;

35 (7) A change in location or increase in size of a stormwater facility if the change is made
36 along the development site perimeter;

- 1 (8) An increase in vehicular traffic generated to and from the site of more than twenty (20)
2 average daily trips, based on the latest edition of the Institute of Transportation Engineers
3 (ITE) Trip Generation Manual or substantial evidence by a professional engineer licensed in
4 the state of Washington with expertise in traffic engineering;
- 5 (9) An increase in floor area of a structure used for nonresidential purposes by more than
6 ten percent (10%) and at least five thousand (5,000) square feet;
- 7 (10) A SEPA determination is required by Chapter 40.570;
- 8 (11) A reduction in the area used for recreational facilities, screening, buffering,
9 landscaping and/or open space by more than ten percent (10%), provided the minimum
10 standards and conditions of approval under the original decision are met; or
- 11 (12) A modification, other than one listed in this section, if subject to Type II review
12 based on the post-decision procedures in Section 40.520.060 or based on other sections of
13 this title;
- 14 f. Aboveground storage tanks over two thousand (2,000) gallons and underground tanks
15 larger than ten thousand (10,000) gallons in size. SEPA review is required for underground tanks
16 over ten thousand (10,000) gallons. CARA provisions in Sections 40.410.010(B) and
17 40.410.020(A) may also apply.
- 18 3. A site plan is subject to a Type I review process as provided in Section 40.510.010 if:
- 19 a. It is not subject to Type II review under Section 40.520.040(B)(2);
- 20 b. It is a vacant commercial pad located within a larger development which has received
21 previous site plan approval, if:
- 22 (1) The commercial pad is served by stormwater facilities already approved within the
23 overall development site; and
- 24 (2) Changes to the approved overall development site plan are not proposed (e.g., changes
25 to site access, parking, required landscaping, etc.);
- 26 c. It is not exempt under Section 40.520.040(B)(4); or
- 27 d. It is listed below:
- 28 (1) Walk-up or drive-through vendors such as espresso and coffee carts, flower stands and
29 food carts that do not exceed three hundred (300) square feet; provided, that such uses are
30 accessory to existing legally permitted nonresidential development on the same site;
- 31 (2) A triplex or quadplex;
- 32 (3) Neighborhood parks; or
- 33 (4) Aboveground tanks over one hundred twenty-five (125) gallons up to and including
34 two thousand (2,000) gallons. CARA provisions in Sections 40.410.010(B) and
35 40.410.020(A) may also apply.

- 1 4. The following land uses and development are exempt from site plan review, provided
2 applicable standards of this title are met:
- 3 a. A single-family detached dwelling or duplex and modifications to it;
- 4 b. Accessory dwelling units;
- 5 ~~b. A duplex or triplex and modifications to it on a lot created and approved for such use;~~
- 6 c. Development exempt from review under Chapter 14.05;
- 7 d. Modifications to the interior of existing structures that do not change the use or the amount
8 of a use;
- 9 e. Changes in use that do not require a need for an increased number of parking spaces over
10 those required for the existing use, based on Table 40.340.010-4. The proposed change in use
11 must be a permitted use in the zoning district and may not violate the existing site plan approval.
12 The existence of on-site parking greater than the minimum number of spaces required for a new
13 use exempts a development from site plan review; provided, all parking spaces meet the design
14 standards for parking and landscaping. Additional transportation impact fees (TIC fees) may
15 apply;
- 16 f. Land divisions;
- 17 g. School modulares or portables, provided:
- 18 (1) The total gross floor area of the modulares does not exceed thirty percent (30%) of the
19 gross floor area of the existing school building, not including existing modulares; and
- 20 (2) The project is either exempt from SEPA, or the applicant takes on lead agency status
21 for SEPA; and
- 22 h. Other development the responsible official finds should be exempt, because it does not
23 result in an increase in land use activity or intensity or in an adverse impact perceptible to a
24 person of average sensibilities from off-site, and because the county can assure the development
25 complies with applicable standards without site plan review.
- 26 C. Binding Site Plans.
- 27 1. The purpose of binding site plan approval is to provide an alternative to the standard
28 subdivision process for specific types of development. The binding site plan shall only be applied for
29 the purpose of dividing land for:
- 30 a. Sale or for lease of commercially or industrially zoned property as provided in RCW
31 58.17.040(4);
- 32 b. Lease as provided in RCW 58.17.040(5) when no residential structure other than
33 manufactured homes or travel trailers are permitted to be placed upon the land; provided, that the
34 land use is in accordance with the requirements of this title; and
- 35 2. In addition to the requirements of a standard site plan, a binding site plan shall contain:

- 1 a. Inscriptions or attachments setting forth such appropriate limitations and conditions for the
2 use of the land; and
- 3 b. Provisions making any development conform to the site plan.
- 4 3. In addition to the requirements of a standard final site plan, a final binding site plan application
5 shall contain:
 - 6 a. Survey prepared by a licensed land surveyor in the state of Washington showing the
7 project boundary with mathematical closures and any land division lines created through the
8 binding site plan process; and
 - 9 b. Parcel area of lots expressed in square footage for developments in the urban area and
10 acreage for developments in the rural area.
- 11 D. Approval Process.
 - 12 1. A site plan subject to a Type I review is not subject to pre-application review unless requested
13 by the applicant.
 - 14 2. A site plan subject to a Type II review is subject to pre-application review pursuant to Section
15 40.510.020, unless waived.
 - 16 3. An application for a pre-application review of a site plan shall comply with the submittal
17 requirements in Section 40.510.050 regarding pre-application review.
 - 18 4. An application for a review of a site plan shall comply with the submittal requirements in
19 Section 40.510.050.
 - 20 5. Developments that are subject to site plan review and require grading an area of more than
21 fifteen thousand (15,000) square feet are subject to the requirements in Section 40.570.080(C)(3)(k)
22 even if the development is exempt from SEPA.
- 23 E. Approval Criteria.
 - 24 1. If the responsible official finds that a site plan application does or can comply with the
25 applicable approval and development standards, the responsible official shall approve the site plan, or
26 approve the site plan subject to conditions of approval that ensure the proposed development will
27 comply with the applicable standards.
 - 28 2. If the responsible official finds that a site plan application does not comply with one (1) or
29 more of the applicable approval or development standards, and that such compliance cannot be
30 achieved by imposing a condition or conditions of approval, the responsible official shall deny the
31 site plan application.
 - 32 3. If a site plan is subject to a standard(s) over which the responsible official does not have sole
33 jurisdiction, then the responsible official shall not make a final decision regarding the site plan until
34 the related decision(s) regarding the applicable standard(s) has been received.
 - 35 4. A change of use on a lawfully developed site with nonconforming landscaping and screening
36 shall be brought into compliance with standards in Section 40.320.010, subject to the following:
 - 37 a. An alternate landscaping or screening plan may be approved if:

- 1 (1) Compliance with requirements in Section 40.320.010 is not reasonably possible due to
2 location of existing structures, topography, life safety concerns, etc.; or
- 3 (2) Requirements for on-site parking, including access drive aisles, will not meet
4 standards in Section 40.340.010; or
- 5 (3) The required landscaping improvements exceed ten percent (10%) of the value of
6 construction costs of all building and site improvements, except landscaping, for the change
7 in use; however, the minimum requirements under Section 40.520.040(E)(4)(b) shall be met.
- 8 b. At a minimum, outdoor storage areas shall be screened from adjoining properties or public
9 rights-of-way by a six (6) foot fence or wall meeting the F2 standard.
- 10 5. Site Plan Approval Criteria. In addition to other applicable provisions of this code, a site plan
11 application shall comply with the following standards or modifications or variations to those
12 standards permitted by law:
- 13 a. Use and development standards of the applicable base zones and overlay zones in this title;
- 14 b. Sign standards in Chapter 40.310;
- 15 c. Landscaping and screening design standards in Chapter 40.320;
- 16 d. Crime prevention guidelines in Chapter 40.330;
- 17 e. Parking and loading standards in Chapter 40.340;
- 18 f. Transportation and circulation standards in Chapter 40.350;
- 19 g. Solid waste and recycling standards in Chapter 40.360;
- 20 h. Sewer and water standards in Chapter 40.370;
- 21 i. Stormwater and erosion control standards in Chapter 40.386;
- 22 j. Critical areas standards in Subtitle 40.4;
- 23 k. Fire safety standards in Chapter 15.12; and
- 24 l. Applicable ADA standards.
- 25 F. Final Site Plan/Final Construction Plan Review.
- 26 1. Submittal Requirements. All of the materials listed below must be submitted for a complete
27 application, unless otherwise authorized by the responsible official:
- 28 a. Completed application form;
- 29 b. Application fee pursuant to Title 6;
- 30 c. Construction Plans. Where improvements are required, plans for such improvements shall
31 be submitted to the County Engineer who shall review them for conformance with conditions of
32 preliminary site plan approval and other adopted county standards as of the date of preliminary
33 site plan approval. Approval shall be given by the signature of the County Engineer on the

1 construction plans. Improvements shall be designed by or under the direct supervision of a
2 licensed engineer where required by statute (Chapters 18.08, 18.43, and 18.96 RCW). The
3 licensed engineer shall certify same by seal and signature. All construction plans shall comply
4 with the provisions of the Clark County Code.

5 Unless waived by the County Engineer, the construction plan set shall include the following elements:

- 6 (1) Final grading plan pursuant to Chapter 40.386;
- 7 (2) Final transportation plan pursuant to Chapter 40.350;
- 8 (3) Final signing and striping plan;
- 9 (4) Final stormwater plan and Technical Information Report (TIR) pursuant to Chapter
10 40.386;
- 11 (5) Proposed erosion control plan pursuant to Chapter 40.386;
- 12 (6) Final landscaping plan;
- 13 (7) Final wetland and/or habitat mitigation plan;
- 14 (8) Final water and wastewater disposal plan; and
- 15 (9) Additional information as required by the responsible official consistent with the
16 conditions of the preliminary approval or as otherwise required by the code;

17 d. Proposed Final Site Plan. Unless waived by the responsible official, a proposed final site
18 plan shall be approved prior to the issuance of a building permit for all development subject to
19 site plan review. Where construction plans are required, the proposed final site plan shall be
20 included as a sheet in the construction plan set. The proposed final site plan shall include the
21 following:

- 22 (1) Project name;
- 23 (2) Legend;
- 24 (3) Location, including one-quarter (1/4) section, section, township, range, and, as
25 applicable, donation land claim and/or subdivision;
- 26 (4) Boundary survey;
- 27 (5) Lot, block and street right-of-way and centerline dimensions;
- 28 (6) Street names;
- 29 (7) Scale, including graphic scale, north arrow and basis of bearings;
- 30 (8) Identification of areas to be dedicated;
- 31 (9) Special setbacks (if any);
- 32 (10) Private easements (if any);

- 1 (11) Utility easements;
- 2 (12) Walkways (if any);
- 3 (13) Building square footage; and
- 4 (14) Parking layout and number of spaces;
- 5 e. Conditions, covenants and restrictions, notes, and/or binding agreements as required by
6 this code, SEPA, conditions of preliminary plat approval or other law, including but not limited
7 to the following:
 - 8 (1) Private road maintenance agreement, if applicable,
 - 9 (2) Stormwater covenant, if applicable,
 - 10 (3) Wetland and/or habitat covenant(s), if applicable,
 - 11 (4) Recorded conservation covenant, if applicable, and
 - 12 (5) Latecomer's agreement, if applicable;
- 13 f. Verification of installation of required landscape;
- 14 g. Copy of recorded public and private off-site easements and right-of-way dedications for
15 required improvements;
- 16 h. Final archaeology comments, if applicable;
- 17 i. Receipt showing payment of concurrency modeling fees;
- 18 j. Other supporting documents required pursuant to the preliminary site plan decision.
- 19 2. Copies. All plans and materials shall be submitted in the format and number established by the
20 responsible official.
- 21 3. Construction Plan and Final Site Plan Review Procedure.
 - 22 a. Final site plan/final construction plan applications are subject to a Type I review pursuant
23 to Section 40.510.010.
 - 24 b. The responsible official shall approve final site plan/final construction plans and forward
25 the final site plans to the appropriate department for issuance of a building permit if the approval
26 criteria below are met:
 - 27 (1) The construction plans, if required, and final site plan are in proper form as established
28 by the submittal requirements;
 - 29 (2) The construction plans, if required, meet the technical performance requirements of
30 the county. Improvements were designed by or under the direct supervision of a licensed
31 engineer where required by statute (Chapters 18.08, 18.43, and 18.96 RCW) and the licensed
32 engineer has certified same by seal and signature;

1 (3) The construction plans, if required, and final site plan are in conformance with the
2 conditions of the preliminary site plan approval; and

3 (4) The construction plans, if required, and final site plan are in compliance with the
4 requirements of this chapter and all applicable, adopted statutes and local ordinances.

5 c. The construction plan approval shall be given by the signature of the County Engineer on
6 the improvement plans.

7

1 **40.520.080 Planned Unit Development**

2 A. Purpose.

3 The intent of planned unit developments (PUD) is to allow flexibility in design and creative site
4 planning, and in some cases density, while providing for the orderly development of the county that meets
5 the comprehensive plan. Planned unit developments should allow for a mix of housing types, lot sizes,
6 and uses.

7 The legislature through the Growth Management Act (RCW 36.70A.090 and RCW 36.70A.020(4))
8 and the county in its comprehensive plan (Chapter 2.7.1) encourages a creative approach to affordable
9 and diversified housing. Council finds and concludes that planned unit developments are an important
10 development alternative to meet the needs of home buyers by providing a variety of lot sizes and housing
11 styles. Furthermore, the PUD code reduces the restrictive impact of critical area ordinances. Therefore,
12 Council concludes that a PUD implements GMA and the comprehensive plan and that applicants need not
13 demonstrate a change of circumstances.

14 B. Applicability.

15 1. Planned unit developments are permitted pursuant to the provisions of this section within the
16 following districts: R1-5, R1-6, R1-7.5, R1-10, R1-20, R-12, R-18, R-22, R-30, R-43, OR-15, OR-
17 18, OR-22, OR-30, OR-43, CR-1, CR-2, NC, CC, CL, GC and MX districts.

18 2. Uses Permitted.

19 Any use consistent with the zone districts designated for the parcel(s) within the proposed planned
20 unit development boundary may be permitted in planned unit developments. The location of the uses in
21 planned unit developments may vary from underlying zoning; provided, that the total allowed uses (e.g.,
22 number of residential uses or area assigned to commercial use) was limited by the maximum allowed on
23 each respectively zoned parcel. Applications for PUDs shall be reviewed using a Type II-A process unless
24 submitted with a subdivision, then it shall be reviewed using a Type III process.

25 C. Design Flexibility.

26 1. Design Flexibility. Zoning standards that may be varied without the need of a variance include,
27 but are not limited to, lot standards, setbacks, landscaping, and parking. Design flexibility for
28 transportation, stormwater, critical area, and other nonland-use-related standards may be reviewed
29 separately through other review processes such as a road modification or stormwater variance.

30 2. Site Size. A PUD shall be located on a minimum site size of ~~six (6)~~ **three (3)** acres unless the
31 responsible official finds that the site of the proposed use is adequate in size and shape to
32 accommodate the proposed use and all setbacks, parking, loading, landscape/screening, and other
33 features as required by this title.

34 3. Building Height. Maximum building height shall be that of the underlying zone; provided, that
35 the maximum height may be exceeded if the minimum setback of the higher portion of the building is
36 increased at a one-to-one (1:1) ratio (excess height in feet: extra setback in feet).

37 4. Open Space. All PUDs shall provide a minimum of twelve percent (12%) open space based on
38 the net site area for active or passive recreational purposes:

- 1 a. Active recreational areas include features such as jogging trails, child play equipment,
2 open fields for pick-up games, game courts, swimming pools, club houses, picnic areas and
3 pavilions.
- 4 b. Passive recreational areas include features such as natural protected areas and open space
5 with features like access trails, benches, interpretive signs and view corridors.
- 6 c. Stormwater facilities may be counted as open space only if they are not fenced, and include
7 features such as natural areas, water gardens and habitat, and are incorporated into the overall
8 open space design.
- 9 d. The open space shall be consistent with the character of the PUD, considering its size,
10 density, expected population, topography, and the number and type of dwellings.

11 5. All open space shall be conveyed to and permanently maintained by a home owners association
12 unless a public agency agrees to maintain the open space and any structures or improvements located
13 on it. Prior to final plat/site plan approval, the association of owners will be created under the laws of
14 the state and shall adopt and propose articles of incorporation or association and bylaws, and
15 covenants, conditions and restrictions limiting the uses of the open space shall be adopted and
16 approved by the Prosecuting Attorney.

17 6. All PUDs shall provide street trees on public and private roads as well as street lighting, except
18 street lighting will not be required on functional classifications of arterial, collector, and scenic route
19 roadways. One (1) street tree shall be provided on an average of twenty-four (24) linear feet, species
20 chosen from the Clark County Standard Details Manual or specified by a certified landscape
21 architect. Street trees on private roads shall be conveyed and permanently maintained by the home
22 owners association.

23 D. Approval Criteria.

24 Prior to preliminary approval of the proposed PUD, the Hearing Examiner or the responsible official
25 must find that the following three (3) conditions exist:

- 26 1. Alternate designs proposed will provide a plan equal or superior to the standard being varied.
- 27 2. Through lot size, setbacks, building orientation, and screening, the proposed PUD shall provide
28 a gradual transition adjacent to lower density neighborhoods or nonresidential uses.
- 29 3. The applicant proposes design features that may include, but are not limited to, designs
30 centered on protected natural areas, front porches/recessed garages, pedestrian-friendly orientation,
31 benches/gazebos, water features, recreational areas, stormwater systems designed as features, and
32 affordable housing.

33 E. Residential Density Bonus.

34 A density bonus may be granted for those PUDs that provide design concepts that will enhance the
35 livability of the proposed development and surrounding area. Each of the following design concepts may
36 result in a three percent (3%) density increase, with a maximum density increase of ten percent (10%):

- 37 1. Variety of housing types and densities.
- 38 2. A mix of uses.

- 1 3. Design that reduces automobile trips and encourages alternative modes of transportation.
- 2 4. Alley vehicle access only for at least fifty percent (50%) of the units.
- 3 5. PUDs that contain more than fifteen percent (15%) open space based on the net site area.
- 4 6. Low impact developments (LID).
- 5 F. Open Space for LIDs.
- 6 LIDs that provide lot sizes equal to or greater than that required by the zoning district shall be exempt
- 7 from the open space requirements in subsection (C)(4) of this section.

MEMO

DATE: May 30, 2023
TO: Technical Housing Code Forum Participants
CC: Jacqui Kamp, Clark County Community Planning
FROM: Elizabeth Decker, JET Planning
SUBJECT: Multifamily and Affordable Housing Code Concepts Part 2 (HOSAP Implementation Package 2)

SUMMARY

The intent of this memo is to orient code forum participants towards the priority implementation strategies in this second round of housing code updates targeting multifamily and affordable housing, including extending middle housing options developed in the first round of code updates into the medium- and high-density zones. This second batch of strategies focuses on allowances for residential development in mixed-use and commercial settings and criteria for designating and rezoning land for higher density residential uses, and revises some of the initial proposals for housing types, density and development standards discussed at the previous forum meeting.

I. BACKGROUND

A. Defining Affordability

As we explore strategies to support ‘affordable housing,’ a first step is clarifying what qualifies as affordable or ‘low-income.’ There is no single definition for all local, state and federal programs: there are instead many overlapping definitions with some common elements. The most common definition of ‘affordable housing’ is **housing affordable to low-income households earning less than 80% of the County’s Area median Income (AMI) paying no more than 30% of household income**, adjusted for household size. Some definitions set different AMI levels for rental and owner-occupied housing: recent state middle housing

legislation (HB 1110), for example, allows additional unit bonuses if they include units affordable for households earning 60% AMI if rented and up to 80% AMI for owner-occupied units. The recently adopted Clark County Downpayment Assistance Program for low-income homebuyers used a threshold of households earning 90% AMI or less. Some definitions also specify a minimum period of guaranteed affordability for an ‘affordable housing project,’ such as 30-50 years, as a qualification for certain bonuses or incentives.

‘Affordable housing’ for this batch of strategies means housing affordable to households earning less than 80% AMI unless otherwise specified. We will need to include specific definitions of ‘affordable housing’ in the zoning code updates to clarify which projects are eligible for certain incentives, such as parking reductions and density bonuses. Some of these will need to match the specifics in the state statutes that direct the County code standards, such as parking reductions per RCW 36.70A.620 discussed last month to meet strategy HO-7. For others, such as permitting affordable housing outright in commercial zones, the County can define eligibility, however, the goal will be to have a consistent definition throughout the code to the extent possible.

B. Commercial and Mixed-Use Zones

Many of the strategies discussed herein affect residential development potential in commercial and mixed-use zones, including redesignating and rezoning properties from commercial to residential uses. There are three commercial and one mixed-use zone in the County, with Community Commercial (CC) and General Commercial (GC) predominating with the study area. Commercial zoning within the Vancouver UGA is generally located along major arterials and freeway frontages, including along I-5, I-205 and Hwy 99, with most of the mixed-use sites on either side of I-5 near 179th St. Residential uses in commercial zones are currently limited to upper-story units and any pre-existing residential uses. (UDC Table 40.30.010-1.)

Many of the strategies being considered in this batch to introduce more residential uses into commercial zones respond to a concern that there is very limited high-density residential land (R-30 and R-43 zones) available for development of higher-density multifamily and thus additional development sites are needed. As shown in Table 1, there is a very limited supply of higher-density developable net acres identified by the Vacant Buildable Lands Model and there is about one-third more developable net commercial areas. Depending on the commercial viability and long-term economic development goals for the County, there may be some additional high-density residential development potential that can be gained through strategic use of select commercially zoned sites. The overwhelming majority of the developable net acres, however, are zoned for low-density residential use where upzoning may provide more expansive opportunities for high-density residential development.

Table 1: Comparison of Commercial and Residential Zones

Zoning Districts	Total Acres Zoned ¹	Developable Net Acres ²
Neighborhood Commercial (NC)	42	407.9
Community Commercial (CC)	710	
General Commercial (GC)	1179	
Mixed Use (MX)	381	211.9
Low Density Residential	19,850	2,214.9
Medium Density Residential (R-12, R-18, R-22)	1,738	299.8
High Density Residential (R-30, R-43)	662	

1. Source: Clark County Assessor, 2020. Data pulled February 18, 2021.

2. Source: Clark County VBLM, 2018 Annual Model Run Gross to Net GIS Acres Report for Vancouver UGA

Existing commercial sites can offer advantages for potential high-density residential uses in terms of location near goods, services and jobs, and along transportation routes. There may also be fewer real or perceived conflicts when siting high-density residential within commercial areas compared to siting the same high-density uses within existing low-density residential neighborhoods. However, commercial lands are so designated to provide for a full range of goods and services and have an important economic role to fill; they can also create their own potential conflicts with residential uses such as overnight truck deliveries. The County is required to maintain a viable supply of both residential and commercial lands under the Growth Management Act, and the County Council has served as a watchful steward of commercial lands to limit conversion to residential uses in favor of retaining longer-term economic development potential.

II. CODE CONCEPTS

A. Housing Scale and Housing Types in Medium- & High-Density Zones (HO-1, HO-4)

We began discussion of integrating middle housing types into the medium- and high-density zones as part of the earlier discussion on middle housing, and expanded the conversation to address the full range of housing types and scale at which they should be permitted in the medium- and high-density zones. There are several broad goals for revising the types and scale of housing for these zones:

- Expanding the mix of allowed housing to include middle housing (small single-family detached, townhouses, duplexes, triplexes and quadplexes) at a scale at least similar to the scale permitted in the low-density zones.
- Continuing to permit and encourage multifamily housing in the medium and high-density zones at a scale at least comparable to any permitted middle housing.
- Maintaining consistency with the Comprehensive Plan policies and general expectations for the scale of development within these R zones, while meaningfully expanding development options.

The revised approach for discussion herein proposes to update the existing lot size and density standards, generally relying more on maximum densities than minimum lot sizes to regulate development scale, as detailed in Table 2. This proposal was developed in response to previous forum discussion about simplifying the proposed approach to be less prescriptive about lot sizes for each distinct type of middle housing. Reliance on minimum lot sizes for middle housing scale is an approach generally favored in low-density zones where the predominate issue is matching the scale of middle housing and single-family detached homes. In the medium- and high-density zones, however, there is expected to be a wider variety of housing from single-family through multifamily apartments, and thus a focus on density may more easily accommodate this wider range of housing types.

Table 2: Proposed Minimum Lot Sizes and Maximum Densities

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Single-family detached homes	2,800 <u>2,400</u>	1,800	1,500	--	--
Single-family attached dwelling units (townhouses)	2,800 <u>2,000</u>	1,800	1,500	1,200	1,000
Duplex, triplex, quadplex and multifamily dwellings (5+ units)	4,000 <u>No minimum provided density standards are met</u>				
Minimum Density (net du/acre)	8-10	12	15	18 <u>22</u>	20 <u>30</u>
Maximum Density (gross du/acre)	12-18	18 <u>20</u>	22	30	43

⇒ Do you support a density-based approach for development intensity in these zones, rather than the minimum lot size approach used in the R1 zones? If so, should there continue to be minimum lot sizes for single-family detached homes and townhouses or would you also like to see that move towards a density-based approach?

- ⇒ Are the proposed maximum densities sufficient to accommodate the scale of development for small single-family and middle housing, or are further increases justified? Note that some middle housing types are permitted at up to 22 units/acre in some of the R1 zones, whereas the proposed maximums are slightly lower in these medium-density zones.
- ⇒ Is it important to retain cottages as a permitted use in the medium-density districts with these proposed changes to minimum lot size and density in those zones? Doubling the density through the cottage standards appears less appropriate in terms of scale, and some of the potential changes for cottages in the R zones such as increasing the height and allowing attached units would be similar to single-family detached and townhouse development permitted outright in these zones.

A density-based approach, however, could favor production of (relatively) larger single-family detached homes and townhouses, rather than smaller plex or multifamily units, if all housing types are treated as a single unit and larger units are generally more profitable to develop. An additional strategy then, beyond those included in the HOSAP, could be to introduce a **density bonus for small units** within the R zones. The bonus could be targeted for units up to ~1,000 SF in gross floor area and allow up to a ~50% density bonus. Eligibility could be restricted to plex and multifamily units that are typically smaller in size, or open to any type of unit including small single-family options. One way to consider such a bonus would be a comparison to cottage housing in the R1 zones: cottage housing allows up to a 100% density bonus for units that are smaller than otherwise permitted in the low-density context, and this small-unit bonus could encourage units smaller than what would otherwise be permitted in the medium- and high-density context. A small-unit bonus could also encourage the housing types that the County will likely need in order to meet future housing needs for lower income bands under HB 1220.

- ⇒ Do you support exploring a small-unit bonus in the R zones?
- ⇒ How could we begin refining the bonus details, including which units are eligible, the amount of the bonus, and any other related adjustments to standards? Should affordability of units be considered as part of the bonus' applicability?

B. Affordable Housing Uses in Commercial Zones (AH-1, part HO-21)

This strategy would introduce 'affordable housing' as a permitted outright use in the General Commercial (GC) and Community Commercial (CC) zones. (See Section I.A for discussion on defining 'affordable housing.')

Residential uses in those zones are currently limited to mixed-

use development integrating ground-floor commercial uses and upper-story residential uses. Regulated affordable housing developments generally are not focused on creating commercial spaces, and most financing models cannot accommodate such uses, which makes commercially zoned properties currently unsuitable for affordable housing development. Affordable housing developers generally look for high-density residential sites (zoned R-30 or R-43), however, there is a limited supply of suitably zoned properties.

Opening commercially zoned properties specifically to affordable housing development without any required commercial use component would:

- Limit competition with market-rate residential development, which would still be required to meet the mixed-use standards.
- Limit the number of sites converted from commercial to residential use, as the number of affordable housing projects is limited by the amount of state and federal funds available.
- Target sites with lower commercial potential, as reflected in their lower property values making them more affordable to affordable housing developers.

The City of Vancouver has adopted zoning standards to permit affordable housing projects without any commercial component in select commercial zones that could be a model for the County as well. The Vancouver standards allow affordable housing projects that meet affordability criteria (at least 40% of units affordable to households earning 60% or less AMI, maintained for at least 30 years) and are located within 1,000 feet of high-quality transit. (VMC Table 20.430.040-1, note 8.). Proximity to transit is also a qualification to employ new state-mandated parking reductions for affordable housing projects.

An alternative or complementary strategy to permitting affordable housing outright in commercial zones would be to add an approval criterion for rezoning property from commercial to high-density residential for applicants to demonstrate that the rezone furthers affordable housing opportunities. Rezoning—and amending the Comprehensive Plan map designation—involves significantly more land use review, time, expense and uncertainty to secure discretionary approval by Planning Commission and County Council. *This strategy is thus not recommended at this time, but may be revisited if the above strategy to permit affordable residential development outright is not viable.*

⇒ Should there be any additional locational requirements, such as proximity to transit, to determine eligibility or should availability and prices of commercial sites guide application of this standard?

- ⇒ Should there be any alternative ground-floor design standards for residential uses to match the scale and character of commercial districts, such as a minimum ground-floor height, minimum transparency, main entrance, plaza, or other standards?
- ⇒ Should there be any standards to the scale of residential development in these zones? There is currently no height limit or maximum density limit, but there are minimum setback requirements including stepbacks from any adjacent residential zones and minimum landscaping requirements.

C. Flexibility for Residential Development in Commercial and Mixed-Use Contexts (HO-21)

This strategy focuses on ways to expand development feasibility for market-rate residential uses within commercial and mixed-use zones that potentially include:

- Allowing more residential uses outright in commercial zones, beyond affordable housing development identified in Section II.C above, potentially including workforce housing developments (limited to 80-120% AMI but not “affordable” as typically defined), location near transit or amenities, or other factors.
- Reducing but retaining some ground-floor commercial use requirements, such as limiting to a smaller portion of the ground-floor such as along the street-facing frontage, and/or permitting active ground-floor use areas like commercial spaces or plazas to meet the requirements.
- Permitting horizontal configurations of separate commercial and residential spaces sharing a site, rather than requiring a vertical mix of uses with residential limited to upper stories.

The latter two strategies are similar to development patterns permitted in the MX district, which allows a mix of residential and commercial in vertical or horizontal configurations including 20-80% of the site developed as residential. (UDC 40.230.020.E.1.) The MX district further provides an option to reduce non-residential uses to 5% of the site for sites less than 2 acres that integrate vertical mixed use and provide a minimum height of 13 feet for any ground-floor residential. Note there are also adopted design standards, similar in form to the Highway 99 design standards, that also apply to MX development and address the integration of commercial and residential uses.

- ⇒ Which, if any, of the strategies to allow more residential development by revising the ground-floor commercial requirements would you like to pursue? Are any of the current MX standards a viable model for the commercial zones as well?

- ⇒ Are there any changes to the MX district standards that could better support development? A much higher percentage of the MX-zoned land remains undeveloped, potentially due to its location farther north within the Vancouver UGA around 179th St.
- ⇒ Generally do you support exploring changes to permitting residential uses in commercial zones or pursuing more rezoning of high-density residential sites (potentially current commercial sites or even lower-density residential sites)?

D. Criteria for Zoning Higher-Density Residential Land (HO-16)

This strategy relates to developing criteria for zoning more land for medium- and high-density residential (R zones), to address the relative limited supply of such sites as shown in Table 1 and the expanded demand for these higher density residential development opportunities, including as needed to meet the County’s mix of housing types for all income bands under HB 1220. The two issues under consideration are:

- Developing criteria to rezone existing low-density residential land for medium- and high-density zones.
- Developing criteria to rezone existing commercial properties for high-density residential zones.

No rezoning is proposed with this round of code updates, rather the focus is on developing criteria that will guide future rezoning by either property owners or the County.

Both of these categories of rezoning would require a concurrent Comprehensive Plan map amendment to designate the properties as Urban Medium or Urban High Design Residential. Such amendments could be initiated by the County as part of the periodic review or as an annual update, or initiated by a property owner. Such amendments are a Type IV legislative review process involving discretionary review by Planning Commission and County Council for compliance with the applicable Comprehensive Plan policies, state GMA requirements, and amendment approval criteria in the development code. (UDC 40.560.010, 40.560.020.)

The specific opportunities in the development code to establish criteria for these types of rezoning could include:

- Amending the purpose statements for each district to more directly discuss the intended role and application of the residential districts. The R districts identify the following factors when applying the districts:
 - Proximity to major streets and the available capacity of these streets;
 - Adequacy of public water and sewer, vehicular and pedestrian traffic circulation in the area;
 - Proximity to commercial services;

- Proximity to public open space and recreation opportunities; and
- Compatibility with adjacent uses including such considerations as privacy, noise, lighting and design. (UDC 40.220.010.A.1.b.)

Presumably, greater proximity could support higher densities, but it is not specified. The reference to ‘compatibility’ could also be interpreted to discourage higher density near low-density R1 zones, and the standard could better specify how to manage that transition rather than discouraging higher-density zoning.

- Adding additional criteria for Urban Medium/High plan map changes in UDC 40.560.010, similar to existing criteria for specific amendments to the surface mining overlay or rural industrial areas. Criteria could allow the County to designate additional Urban Medium/High sites if additional housing is needed to meet diversity of housing types needed, to meet growth projections, if housing will be a regulated affordable development, etc.

Further amendments to the Comprehensive Plan policies and the Plan map would also directly support these types of rezones and map amendments. The County’s upcoming 2025 periodic review will provide a prime opportunity to increase the amount of land designated for Urban Medium and Urban High. A related opportunity could be revising the current residential land use designation descriptions to discussion compatibility within and transitions between the three Urban Low, Medium and High designations, their locations near amenities and transportation, and other site factors such as size, critical areas, etc.

- ⇒ Does this seem like a promising strategy to pursue at this time? How could revisions to the R districts’ purpose statement better support higher density development opportunities?
- ⇒ Do you support the general ‘transect’ model of higher density nearest highest-intensity roads, transit facilities and nonresidential uses, tapering down to less intense residential development along local streets? Are there other priority locations where you would like to see medium- and high-density residential uses?

III. NEXT STEPS

Based on discussion at this forum and the previous forum on code concepts, we will begin drafting the code updates to implement these affordable and multifamily strategies for review at the next forum meeting.

APPENDIX A

Adopted Strategies for Short-term Implementation

- HO-3** Increase minimum density in high-density zones from 47-60% to 60-80% of the maximum density, to support multifamily residential and smaller housing units.
- HO-7** Implement state-mandated multifamily parking ratios of one per bedroom or 0.75 space for a studio for sites with access to high-quality transit, including regulated affordable housing. Required to implement SHB 2343 provisions (now codified as RCW 36.70A.620) applicable to the County.
- HO-8** Make limited revisions to Highway 99 Plan to promote feasibility of desired residential development:
- Exempt regulated affordable housing projects from certain Highway 99 multifamily design standards.
 - Apply new development standards for middle housing types proposed herein in lieu of specific Highway 99 standards, akin to how cottage development is currently treated.
- HO-10** Revise open space and recreation area requirements for larger multifamily projects (13+ units), to reduce competition for site area on the highest density projects while focusing on the quality and accessibility of the open spaces to incentivize higher density development. Exempt any units over the minimum density or over 30 units/acre from triggering additional open space area.
- HO-16** Consider upzoning existing County land where appropriate and/or higher-density zoning for new land as it is brought into the Urban Growth Area.
- Look at designating additional land for high-density residential to support multifamily development, and for medium-density residential to support a range of more dense, more varied housing types relative to low-density areas. Develop criteria that would identify where to apply higher density zones.
 - Look at rezoning selected commercial properties for high-density residential use. Develop criteria to guide selection of targeted properties.
- HO-21** Explore adding flexibility in the commercial and mixed-use zones to support greater residential development while continuing to meet County economic development goals for commercial land. Consider one or more of the following strategies:

- Permit residential uses outright in commercial zones where projects meet certain applicability criteria such as affordability of units (expanding on Strategy AH-1), project size, location near transit or services, or other factors.
- Revise ground-floor commercial use requirements to reduce overall impact to residential project feasibility. Consider limiting to a smaller portion of the ground-floor along the street-facing frontage(s), and/or permitting active ground-floor use areas like community spaces or plazas to meet the requirements.
- Permit horizontal configurations of separate commercial and residential spaces sharing a site, rather than requiring a vertical mix of uses with upper-story residential development.
- As an alternative to permitting more residential uses in commercial zones, support rezones of select parcels from commercial to residential by adding an approval criteria for applicants to demonstrate that rezones further affordable housing opportunities.

AH-1 Expand options for affordable residential uses in commercial zones by allowing eligible (Washington state Housing Finance Commission eligibility) affordable multifamily housing with no commercial component in all commercial zones. Rather than specific location or eligibility criteria, allow availability and prices of less desirable commercial properties and limited funding for affordable housing projects to guide where these limited projects will be located.

AH-2 Revise code to provide clarity on the review process and requirements for the conversion of existing motels and hotels into permanent affordable housing (i.e. adding as an allowed use in zoning code/adding a section in CCC 40.260 Special Uses and Standards to include specific criteria).

PP-1 (part) Reduce development review timelines for select projects by findings ways to combine and streamline land use, engineering and/or building permit reviews.

- For regulated affordable housing projects, allow concurrent review of preliminary land use and final engineering applications. Also allow submittal of building permit application any time after preliminary review approval.

Additional Middle Housing Strategies: Middle housing strategies were discussed as part of the first round of code updates; their implementation in the R1 zones is currently proposed for review by Planning Commission and integration into the medium-density zones is part of this round. For the full text of applicable strategies, please see Single-Family & Middle Housing Code Concepts for HOSAP memo dated November 22, 2022.



MEMO

DATE: April 18, 2023
TO: Technical Housing Code Forum Participants
CC: Jacqui Kamp, Clark County Community Planning
FROM: Elizabeth Decker, JET Planning
SUBJECT: Multifamily and Affordable Housing Code Concepts (HOSAP Implementation Package 2)

SUMMARY

The intent of this memo is to orient code forum participants towards the priority implementation strategies in this second round of housing code updates targeting multifamily and affordable housing, including extending middle housing options developed in the first round of code updates into the medium- and high-density zones. We are seeking to spark discussion at our April 25th meeting and to prompt input on the conceptual options raised by the strategies to inform the implementing code revisions.

I. BACKGROUND

The adopted Clark County *Housing Options Study and Action Plan (HOSAP)* identified a range of strategies to support development of a variety of housing types at a range of income levels. This second round of code updates focuses on the strategies selected for short-term implementation related to expanding options for multifamily residential and affordable housing developments. The full text of the strategies is included in the Appendix beginning on page 14 for reference.

This package of code updates will also incorporate the portion of the middle housing and smaller single-family strategies that apply to the medium-density residential districts (R-12, R-18, R-22); those changes were explored as part of the first round of code updates but tabled in order to more holistically consider the impact of those changes to the medium-density zones along with the strategies in this round.

As with our first round of code development, the adopted strategies were adopted as a general outline of the direction needed rather than a mandate to implement each to the letter: the specific elements of each strategy were intended to be illustrative of concepts to support the broader strategy. A key part of this implementation work will be to ‘reality check’ the implementation details of the strategies and to refine the details within each strategy to better align with design outcomes. Additionally, we are working in a rapidly evolving legislative and policy landscape, with housing reform at the state level proceeding at a rapid pace. Additional state guidance or requirements is noted in some strategies as applicable/available, and may further inform strategy refinement in this implementation phase.

II. PLANNING CONTEXT

A. Comprehensive Plan

The County’s adopted Comprehensive Plan (2015-2035) sets land use designations and associated density ranges that are included in Table 1 below to inform our understanding of the policy environment that drives zoning code possibilities.

The County is in the process of updating the Comprehensive Plan by 2025 to incorporate new state policy requirements, land use changes, updated population projections, and housing projections. County staff expect that this update will reconsider the variety and distribution of various housing types to better meet housing needs of the County’s residents, based on more specific projections of housing needs based on income levels as mandated by recent state legislation.¹ County implementation may affect the range of Comprehensive Plan designations, the mix and density of housing types within various designations, and other housing policies, with potentially further implications for zoning code updates consistent with the new policies. This work will be informed by potential Comprehensive Plan updates to the extent possible, but this project will focus on implementing the HOSAP strategies that are consistent with existing Comprehensive Plan policies. There may be potential need to for further, iterative refinements of both the Plan policies and subsequent zoning code amendments following adoption of the 2025 Plan.

¹ HB 1220 was passed by the Legislature in 2021 and directs the Department of Commerce, which administers the state’s planning program (Growth Management Act), to prepare more precise forecasts on the range of housing needs specific to income levels across counties, and requires jurisdictions to create capacity for range of needed housing types and shelters.

B. Zoning Districts

The focus for this phase of code work is the County’s Residential (R) zones that implement the Urban Medium and Urban High Comprehensive Plan designations. There are also Office Residential (OR) zones that correspond to each R zone that offer similar residential development and density options along with office development potential. The OR zones have been applied sparingly to date, and thus are not a major focus for future housing development. Corresponding changes to all of the OR zones are proposed with this update to maintain parity between the R and OR zones, but may not be called out within individual strategies.

Table 1: Corresponding Comprehensive Plan Designations and Zoning Districts

Comprehensive Plan Designation & Description	Zoning Districts
Urban Medium: Land for single-family attached housing, garden apartment and multifamily developments ranging from 10 to 22 dwelling units per gross acre	R-12 / OR-15 R-18 / OR 18 R-22 / OR 22
Urban High: Highest density housing in the urban area with 43 units per gross acre.	R-30 / OR-30 R-43 / OR-43

A key consideration for this package of strategies is the limited supply of land zoned for medium- and high-density residential, which points to the need to maximize development opportunities on the land that does exist. Of the County’s residential buildable land, only 11% is designated for Urban Medium and High with the vast majority of the area designated for Urban Low (R1 zones) and a small fraction in mixed-use.² Recent housing development reflects this allocation of land, with single-family homes making up 81% of new development from 2016-2020 in the Vancouver UGA and multifamily development making up only 19% of new units.³

III. CODE CONCEPTS

A. Middle Housing in Medium- & High-Density Zones (HO-1, HO-4)

The first package of code updates included proposals to expand middle housing in the medium-density zones, and those changes will be integrated into this work. There are

² Clark County 2021 VBLM buildable net acres calculations for Vancouver unincorporated area

³ Clark County 2021 Buildable Lands Report, Figure 8

additional minor implications for the high-density zones for consistency. The notable changes for all the zones are to:

- Permit **triplexes and quadplexes** as a separate use category, outside of the multifamily dwellings category. Any project with three or more units was previously classified as multifamily, but the use has been further refined into triplexes and quadplexes and multifamily dwellings for five or more units.
- Reclassify residential uses with applicable special use standards in CCC 40.260 as ‘permitted (P)’ rather than ‘review and approval (R/A)’ to clarify that only the applicable special use standards apply, rather than an additional review under the R/A process.
- Retain **cottages** as a permitted use in the medium-density zones. Currently cottages are allowed at two times the maximum density of the residential zone, which translates to effective densities of 24 to 44 units per acre. If the maximum density is increased in some of the medium-density zones, a doubling through the cottage housing standards may be excessive. There may be opportunities to expand the format of cottage housing in the medium-density zones, such as increasing the allowed height to 35 ft and allowing more attached units.
- **Compact lot developments** are not proposed in the medium-density zones because the minimum lot sizes of 1,500-2,400 SF, coupled with the proposed maximum densities, already allows development of a similar scale. Note that most single-family detached homes at this scale will trigger the Narrow Lot Development standards that address many of the same neighborhood and site design issues as the Compact Lot Development standards.⁴

Table 2: Proposed Residential Uses in Medium- and High-Density Residential Zones

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Single-family detached dwellings	R/A P	R/A P	R/A P	X	X
Accessory dwelling units	R/A P	R/A P	R/A P	R/A P	R/A P
Duplex dwellings	P	P	P	P	P
<u>Triplex dwellings</u>	P	P	P	P	P
<u>Quadplex dwellings</u>	P	P	P	P	P
Single-family attached dwelling units (townhouses)	R/A P	R/A P	R/A P	R/A P	R/A P
Multifamily dwellings	P	P	P	P	P

⁴ See CCC 40.260.155, which applies to residential lots less than 40 feet wide and addresses issues such as off-street parking options and a requirement for some shared public on-street parking.

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Cottage housing	P	P	P	X	X
<u>Compact lot development</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

- ⇒ Is it preferred to increase the maximum density for single-family detached homes outright, or to require use of the cottage housing or compact lot development standards to achieve commensurable density increases for smaller single-family homes?
- ⇒ Should cottage housing standards for the medium-density zones differ to account for the different scale and context, potentially increasing the allowed height to 35 ft and/or allowing up to four attached units?

The more significant changes to these zones concern the scale and density of development, as driven by the minimum lot sizes and maximum densities. Increasingly, middle housing zoning reforms are focusing on using minimum lot sizes rather than continuing to apply maximum densities that were developed primarily for subdivisions of single-family detached homes. This approach generally works well in low-density zones, like the R1 zones, where a single lot could easily accommodate a single-family home or a quadplex without significant impacts to the scale of the neighborhood or the overall density, even as the density of the individual lot could vary by a factor of 4x.

The physical and regulatory environment of the medium-density zones differs, however, because development patterns include a broader mix of attached and detached homes, at a greater variety of scales. Both minimum lot sizes and maximum densities are currently used to address development scale, and the maximum densities in particular are a limiting factor for many middle housing types in those zones. Any increases to allowed density for middle housing, however, should also consider impacts to multifamily development options to ensure all development types remain similarly feasible. Finally, the scale of development should generally be consistent with the Comprehensive Plan policy for the medium-density areas to achieve densities of 10-22 units per gross acre.

Proposed minimum lot sizes and densities proposed below in Table 3 were developed based on the following considerations:

- Several of the proposed lot size reductions in the R-12 zone are intended to better align with the changes proposed in the R1-5 zone, which is the densest of the low-density zones. Lowering the minimum lot sizes for single-family detached and townhouses in the R-12 zone will ensure that the R-12 standards are not *more* restrictive than the R1-5 standards, when they should be *less* restrictive.

- The minimum lot sizes for duplexes, triplexes and quadplexes in the medium- and high-density zones are generally based on a multiple of the townhouse minimum lot sizes, generally rounded down to ensure that the lot sizes are less than the corresponding minimums for the same housing types in the R1-5 zone. However, the proposed minimum lot sizes would allow development at densities higher than the proposed maximums. Middle housing in the low-density zones was exempted from maximum density in order to avoid this precise conflict, and to privilege a greater number of smaller units on a single lot over the density limit.

⇒ Should the minimum lot sizes for plexes vary across the three zones, in ways that create meaningful differences in form? What level of variation, if any, would be useful?

⇒ Should any of the middle housing types be exempt from maximum density to avoid these conflicts? If duplexes, triplexes and quadplexes were exempted, would there be concerns about disincentivizing multifamily, which would remain subject to the maximum density?

- A modest increase in the minimum lot sizes for multifamily in the medium-density zones acknowledges that additional site area is needed to accommodate projects with five or more units (up from three currently). However, maximum densities will continue to drive the scale of multifamily and most projects vastly exceed the current 4,000-SF minimum size.
- The proposed maximum density for the three medium-density zones stays within the 22 units per acre maximum established in the Comprehensive Plan, and retains a very small gradation across the zones. We had previously discussed a consistent 22 units per acre maximum for all zones, to maximize development opportunity, but there were concerns that did not reflect the existing zoning structure.

⇒ Do the proposed maximum densities for the medium-density zones strike a balance of expanding development capacity while differentiating between the zones?

Table 3: Proposed Minimum Lot Sizes and Maximum Densities

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Single-family detached dwellings	2,800 2,400	1,800	1,500	--	--
Duplex dwellings	4,000 [±] 3,000	4,000 [±] 3,000	4,000 [±] 3,000	4,000 2,400	4,000 2,000

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Triplex dwellings	4,000	4,000	4,000	3,000	3,000
Quadplex dwellings	5,000	5,000	5,000	4,000	4,000
Single-family attached dwelling units (townhouses)	2,800 2,000	1,800	1,500	1,200	1,000
Multifamily dwellings (5+ units)	4,000 5,000	4,000 5,000	4,000 5,000	4,000	4,000
Minimum Density (net du/acre)	8	12	15	<i>See Section III.B</i>	
Maximum Density (gross du/acre)	12-18	18-20	22	30	43

¹ Existing standards are not entirely clear on existing lot sizes for duplexes, and are further complicated by the interplay with maximum density standards.

B. Minimum Densities in High-Density Zones (HO-3)

The strategy calls for increasing minimum density in high-density zones from 47-60% to 60-80% of the maximum density, to support multifamily residential and smaller housing units. Proposed minimums would apply to all residential uses: multifamily, townhouses and plexes. This could look like:

Zone	Existing Minimum Density (du/ac)	Possible Minimum Density (du/ac)	Existing Maximum Density (du/ac)
R-30 / OR-30	18	20-24	30
R-43 / OR-43	20	30-34	43

A limited review of recent multifamily applications in the County shows that most apartment projects built close to the maximum densities, rather than approaching the minimum densities. Typical apartment projects at these densities tend to be 2-3 story walk-up construction with surface parking, and some additional opportunities for up to 4 stories and/or corridor style access from a central stairway or elevator.⁵

The biggest impact of these proposed minimum densities would likely be on townhouse projects currently permitted in these zones. While those uses would still be permitted, it would likely become more difficult to achieve the minimum density in the R-43 zone in particular, thereby supporting higher density apartment construction on these limited sites. With townhouses permitted on a much broader scale in the low-density R1 zones and throughout the

⁵ For one example of possible apartment densities and forms, see <https://jhparch.com/density>

medium-density zones, the overall impact would likely be to shift the location of future townhouse development rather than restricting it.

How density is measured also affects the impact of the specified minimums and maximums.

- **Minimum density** in these zones is measured as the number of units per *developable acre*, which is the area remaining after subtracting land devoted to public or private roads, public parks/trails, “required landscaping and drainageways”, and undevelopable land including critical areas or similarly constrained land. (CCC 40.220.020.C.6.c) The approach generally makes it easier to meet the minimum density requirements, because the amount of *developable acres* is generally less than the *gross acres*, so the total number of units is less.
- **Maximum density** in these zones is measured as the number of units per *gross acre*, after subtracting only the public street right-of-way and street easements. (CCC 40.220.020.C.6.d) This approach generally allows more units than could be achieved if measured solely per developable acre, effectively allowing density transfer from any unbuildable portion of the site to the remainder of the site.

Higher maximum densities were not identified as a strategy in the HOSAP, in part based on developer input during the code audit process that additional density was not desired.

However, monitoring of development patterns and opportunities along with consideration of the County’s need for substantially more housing units affordable to low-income households may identify additional opportunities. Any increase in maximum density above the current 43 units per acre would also require changing the Comprehensive Plan policies in the current plan update cycle. Offering bonus density for certain needed housing types may be another meaningful strategy.

- | |
|---|
| <p>⇒ Where within the potential range would you like to see minimum densities set for each zone? Given the limited supply of high-density zoned land and need for an increased number of more affordable homes (which often, but not exclusively, can be in the form of multifamily apartments), a higher minimum density would increase the number of homes built and the yield for each site.</p> <p>⇒ Are there any related changes to the density measurements needed that would complement these changes? The different methodologies for measuring minimum and maximum densities do require distinct calculations but appear tailored to address unique issues for each metric.</p> |
|---|

C. State-Directed Multifamily Parking Reductions (HO-7)

This strategy involves targeted reductions to multifamily parking requirements. The current off-street parking minimum requirement is 1.5 spaces per multifamily unit, for all types and sizes of units.⁶ Updates will lower the required minimums for three categories of multifamily housing served by transit to comply with 2020 changes to RCW 36.70A.620:

- For *market-rate multifamily served by transit operating 4x per hour*, minimum parking will be set at one space per bedroom and 0.75 spaces for studio units.
- For *regulated affordable multifamily served by transit operating 2x per hour*, minimum parking will be set at one space per bedroom and 0.75 spaces for studio units.
- For *multifamily serving seniors and people with disabilities served by transit operating 4x per hour*, no minimum parking will be required for residents but may be required for staff and visitors.

Initial review of C-TRAN schedules shows that several routes provide service that may qualify affordable housing projects for these transit-based reductions, but few within the project area provide frequent enough, 4x per hour service for other projects to qualify. Thus we would expect the initial impact of these changes to be modest.

Note that more comprehensive review and recommendations on parking standards that could include more substantial revisions were identified as a medium-term strategy for future implementation outside of these code updates.

D. Revised Multifamily Open Space Requirements (HO-10)

The two components of this strategy focus on capping the quantity of open space required for higher density multifamily projects while increasing the quality and usability of those spaces. The code audit conducted as part of the HOSAP found that the combined requirements for building area, off-street parking areas and open space areas could exceed the available site area on higher density apartment projects over 30 units per acre. In order to incentivize higher density development up to the 43 units per acre that is permitted, proposed updates would reduce the amount of open space required.

The current open space requirements in CCC 40.260.150 for multifamily projects with 12+ units include:

- 48 SF of private open space per ground floor unit.

⁶ CCC Table 40.340.010-4

- 200-300 SF of open space per unit, depending on number of bedrooms. Open space to be primarily common, outdoor recreation area but a mix of outdoor and indoor, and common and private spaces can be used to meet the requirement.
- Limited open space standards require that the space “allow for surveillance that contributes to greater public safety” and that boundaries are clearly defined between public and private spaces using decks, low walls, fences, landscaping, signs, pathways, or other similar features.

Code updates to address both the quantity and character of open space could be widely or more narrowly focused, based on input from the forum participants. As initially envisioned, the strategy would cap the open space requirement for higher density projects. For example, a project on a 2-acre site with 60 units (30 units per acre) would be required to provide 12,000 SF of open space, and any higher density project on the same site up to 43 units per acre would also be required to provide 12,000 SF of open space even for a greater number of units.

- ⇒ Should changes to the open space formula be focused only on higher density projects, or should the amount of open space per unit be revised for projects at all scales? Another common approach is to require a certain percentage of the site to be used as open space, regardless of the total number or density of the units.
- ⇒ What additional standards would best balance usability of open spaces with development feasibility? Consider standards such as minimum dimensions; requiring spaces separate from setbacks and critical areas; amenities such as play areas, benches, pathways, lighting and water features; maximum amount of area that can be used as private or indoor recreation spaces; etc.
- ⇒ Are there any other city standards for multifamily open spaces you are familiar with that work well and could serve as a model?

E. Highway 99 Plan Revisions (HO-8)

The Highway 99 Plan establishes a series of residential and mixed-use overlays that regulate different street types, permitted frontages as well as key site design standards and land use provisions. This concept aims at reconciling some of the overlay standards for middle housing and affordable housing with the overall HOSAP direction for those housing types outside of the Highway 99 subarea.

The first part of this concept is to *exempt multifamily residential development that meets affordability guidelines from select design standards/guidelines*. More information is needed to refine this strategy. Unlike the middle housing aspect of this strategy discussed below, there are no multifamily design standards for apartments elsewhere in the County that could be used

as an alternative to the Highway 99 standards, so the best path forward will be to amend the Highway 99 standards.

⇒ Which specific Highway 99 standards have been or could be a concern for affordable housing development?

The second part of this concept is to *apply the new standards for middle housing developed in the first round directly within the plan area*, in place of the existing area-specific standards. This could affect townhouses, duplexes, triplexes and quadplexes. Cottage standards in the Highway 99 overlay have already been updated to apply the County's standards directly; no further change is needed and the cottage code updates proposed in the first round of updates will thus apply to the Highway 99 subarea. Implementing this strategy could look like:

- Removing design standards specific to **duplexes**
- Removing design standards specific to **townhouses**, or clarifying that the townhouse standards only apply in the mixed-use contexts and not for residentially zoned sites.
- Removing design standards specific to **ADUs**
- Clearly exempting **triplexes and quadplexes** from the various apartment residential typologies and related design standards.

Although not explicitly identified in the HOSAP strategy, a related change could be to *update permitted housing types in the residential overlays to reflect changes to base zones*. For example, the Single-Family Overlay applies to areas with R1 zoning where a mix of single-family detached and middle housing types are proposed, however, the Overlay allows only those residential uses permitted under the previous R1 standards.

⇒ Should the Highway 99 residential use standards be aligned with the changes in the R1 residential use standards, or is a different mix of residential uses appropriate in this subarea?

F. Support Hotel/Motel Conversions to Affordable Housing (AH-2)

An emerging practice to create additional affordable housing involves converting existing commercial lodging into permanent affordable housing or even market-rate workforce housing in some instances.⁷ There appear to be a limited number of hotels within the project area, mostly clustered at Salmon Creek, and the number of properties for sale or future conversion is unknown.

⁷ For more background see *Hotel-to-Housing Conversions Proliferate*, <https://urbanland.uli.org/planning-design/hotel-to-housing-conversions-proliferate/>

- ⇒ What interest and opportunities around these conversions have emerged in the County to date?
- ⇒ Is there primarily interest in using conversions to create permanent housing or also for transitional and/or supportive housing projects as well?

Hotels/motels are generally located in commercial areas, and indeed the current zoning permits hotels/motels outright in the General Commercial (GC) and Mixed Use (MX) zones, and conditionally in the Community Commercial (CC) zone. Some of the zoning standards that may need to be adjusted or exempted for hotel/motel conversions include:

- **Requirements for mixed uses** would need to be adjusted to allow an all-residential project. The GC and CC zones prohibit residential uses on the ground floor, and the MX zone requires 20% of the site be used for nonresidential uses.
- The **minimum and maximum density standards** in the MX zone may need to be adjusted. There are no density standards in the commercial zones.
- The **open space requirements** (see Strategy HO-10) may need to be waived, recognizing that hotel/motel sites may have been developed with some communal amenities but may not have room onsite to expand those areas.
- The **parking requirements** may need adjusting, as the current minimum parking requirement for a hotel/motel use is 1 space per unit but is 1.5 spaces per multifamily unit. (The applicable multifamily standard may be lower if the project is affordable housing with access to transit; see Strategy HO-7).
- Depending on the age of the hotel/motel, there may additional be **nonconforming development issues** if the existing buildings were built to earlier zoning standards.

- ⇒ Are there additional standards in existing code that create obstacles for hotel-to-housing conversions, or refinements to those standards listed above?
- ⇒ Are there new standards specific to hotel-to-housing conversions that should be added to the code to address project-specific issues?

G. Streamlined Permit Reviews for Affordable Housing (PP-2)

This strategy aims to speed up the review timeline for regulated affordable housing projects by allowing concurrent review of preliminary land use and final engineering applications, and also allowing submittal of building permit application any time after preliminary review approval.

- ⇒ Are these details about the review types and adjustments correct: are they feasible and meaningful in terms of improving overall review timelines?

IV. UPCOMING TOPICS

Discussion of code concepts will span two forum meetings in April and May. Based on discussion at the April meeting, we will review revisions to the concepts presented here and turn our focus to the remaining concepts that concern:

- Adding flexibility to commercial zones for mixed-use residential development, potentially permitting affordable housing developments outright, allowing “active use areas” on ground-floors in lieu of commercial space, and/or allowing horizontal mixed-use sites in addition to vertical mixed-use. (HO-21)
- Allowing affordable housing uses outright in commercial zones. (AH-1)
- Developing criteria for applying the various medium- and high-density zones that can guide future rezoning efforts, either as a larger area-wide initiative or for individual rezoning requests. (HO-16)
- Developing criteria to review proposed applications to change the zoning and/or Comprehensive Plan designation of sites from commercial to high-density residential, including consideration of whether a project incorporates affordable housing. (HO-16 and HO-21)

APPENDIX A

Adopted Strategies for Short-term Implementation

- HO-3** Increase minimum density in high-density zones from 47-60% to 60-80% of the maximum density, to support multifamily residential and smaller housing units.
- HO-7** Implement state-mandated multifamily parking ratios of one per bedroom or 0.75 space for a studio for sites with access to high-quality transit, including regulated affordable housing. Required to implement SHB 2343 provisions (now codified as RCW 36.70A.620) applicable to the County.
- HO-8** Make limited revisions to Highway 99 Plan to promote feasibility of desired residential development:
- Exempt regulated affordable housing projects from certain Highway 99 multifamily design standards.
 - Apply new development standards for middle housing types proposed herein in lieu of specific Highway 99 standards, akin to how cottage development is currently treated.
- HO-10** Revise open space and recreation area requirements for larger multifamily projects (13+ units), to reduce competition for site area on the highest density projects while focusing on the quality and accessibility of the open spaces to incentivize higher density development. Exempt any units over the minimum density or over 30 units/acre from triggering additional open space area.
- HO-16** Consider upzoning existing County land where appropriate and/or higher-density zoning for new land as it is brought into the Urban Growth Area.
- Look at designating additional land for high-density residential to support multifamily development, and for medium-density residential to support a range of more dense, more varied housing types relative to low-density areas. Develop criteria that would identify where to apply higher density zones.
 - Look at rezoning selected commercial properties for high-density residential use. Develop criteria to guide selection of targeted properties.
- HO-21** Explore adding flexibility in the commercial and mixed-use zones to support greater residential development while continuing to meet County economic development goals for commercial land. Consider one or more of the following strategies:

- Permit residential uses outright in commercial zones where projects meet certain applicability criteria such as affordability of units (expanding on Strategy AH-1), project size, location near transit or services, or other factors.
- Revise ground-floor commercial use requirements to reduce overall impact to residential project feasibility. Consider limiting to a smaller portion of the ground-floor along the street-facing frontage(s), and/or permitting active ground-floor use areas like community spaces or plazas to meet the requirements.
- Permit horizontal configurations of separate commercial and residential spaces sharing a site, rather than requiring a vertical mix of uses with upper-story residential development.
- As an alternative to permitting more residential uses in commercial zones, support rezones of select parcels from commercial to residential by adding an approval criteria for applicants to demonstrate that rezones further affordable housing opportunities.

AH-1 Expand options for affordable residential uses in commercial zones by allowing eligible (Washington state Housing Finance Commission eligibility) affordable multifamily housing with no commercial component in all commercial zones. Rather than specific location or eligibility criteria, allow availability and prices of less desirable commercial properties and limited funding for affordable housing projects to guide where these limited projects will be located.

AH-2 Revise code to provide clarity on the review process and requirements for the conversion of existing motels and hotels into permanent affordable housing (i.e. adding as an allowed use in zoning code/adding a section in CCC 40.260 Special Uses and Standards to include specific criteria).

PP-1 (part) Reduce development review timelines for select projects by findings ways to combine and streamline land use, engineering and/or building permit reviews.

- For regulated affordable housing projects, allow concurrent review of preliminary land use and final engineering applications. Also allow submittal of building permit application any time after preliminary review approval.

Additional Middle Housing Strategies: Middle housing strategies were discussed as part of the first round of code updates; their implementation in the R1 zones is currently proposed for review by Planning Commission. Implementation of these strategies in the medium-density zones was postponed in order to better incorporate with other changes in those zones as part of

this second round of code updates. For the full text of applicable strategies, please see Single-Family & Middle Housing Code Concepts for HOSAP memo dated November 22, 2022.

Clark County Housing Options Study and Action Plan

Multifamily/Affordable
Development Code Forum #1

April 25, 2023





WELCOME!

Today's Agenda

- **Welcome & Overview**
- **Introductions**
- **HOSAP Background & Multifamily/
Affordable Housing Code Concepts:
Presentation & Discussion**
- **Next Steps**

BACKGROUND

Background on Housing Initiatives

- **2018** amendments to ADUs, Cottage Housing, and Manufactured Housing
- **2020-2022** Housing Options Study and Action Plan development
- **May 17, 2022** Housing Options Study and Action Plan (HOSAP) approved with direction to begin implementation
- **2021 HB 1220** – Washington State Legislation Housing Laws
 - Projected housing needs for all economic segments
 - Provisions for moderate density housing options within UGAs
 - Review for adequate provisions for existing and projected needs for all economic segments
 - Examine racially disparate impacts

Implementation Approach

1. Technical Housing Code Forum Series

- Code concepts
- Potential code language

2. Public Review and Comment of Draft Code Amendments

- Public meetings
- Comment period

3. Legislative Process for Adoption

- Planning Commission work sessions and hearings
- County Council work sessions and hearings

Technical Housing Code Forum Series

1. Middle Housing and Smaller Single Family Strategies
 - November 2022-February 2023
2. Multi-family and Regulated Affordable Housing Strategies
 - April 25, 2023 - Meeting #1

INTRODUCTIONS

Project Staff

Clark County Staff

- Oliver Orjiako, Director, Community Planning
- Jacqui Kamp, Program Manager, Community Planning
- Jose Alvarez, Planner III, Community Planning
- Susan Ellinger, Planner III, Community Planning
- Bryan Mattson, Planner III, Community Development
- Richard Daviau, Planner III, Community Development

Consultants

- Steve Faust, 3J Consulting
- Elizabeth Decker, JET Planning

Forum Participant Representation

- Housing Project Advisory Group
- Clark County Planning Commission
- Development and Engineering Advisory Board
- *Opportunity to share: background and interest in this phase of the work, desired outcomes for the code updates*

PROJECT OVERVIEW

Implementing State and Local Housing Initiatives

- **Housing Options Study and Action Plan (HOSAP)** implementation
 - Part 1: Smaller single-family and middle housing
 - Part 2: Multifamily and affordable housing
- **2021 HB 1220** – Project and accommodate housing needs for all economic segments
- **2025 County Comprehensive Plan Update**

1. Encourage housing development that meets the needs of **middle-income households** who are not being served in the current housing market.
2. Develop strategies to support the development of housing that is affordable to **low, very low, and extremely low-income households**.
3. Encourage diversity in **housing types and tenure** (rental/ownership), including expanding middle housing options and increasing multifamily feasibility.
4. Encourage the creation of a broad range of **housing sizes** to match the needs of all types of households (families, singles, students, older adults, disabled, or other unique population groups), with a focus on 1-2 person households not being served in the current housing market.
5. Guide development of diverse housing options to areas with **access to transportation corridors and transit, commercial services, schools and parks**, and conversely, support development of those same amenities in areas where more housing is added.

***Housing Options** – Regulatory strategies that expand housing development options and enhance residential development feasibility of existing housing options.

Affordable Housing – Increase the feasibility of subsidized affordable housing for low, very low, and extremely low-income households.

Programs and Partnerships – Strategies relating to the administration of county programs (e.g., development permitting) or where the county’s role is to support and/or collaborate with partners to develop solutions to community concerns.

Advocacy – Advocating for state legislative changes to allow strategies and tools not currently available to the County.

MULTIFAMILY/AFFORDABLE CODE CONCEPTS


Zoning Universe & Opportunities

Comprehensive Plan Designation	Zoning Category	Zoning Districts
Urban Medium	Residential and Office Residential Districts (R and OR)	R-12 / OR-15 R-18 / OR-18 R-22 / OR-22
Urban High	Residential and Office Residential Districts (R and OR)	R-30 / OR-30 R-43 / OR-43

Concept: Middle Housing & Uses in R zones

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Single-family detached dwellings	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>	X	X
Accessory dwelling units	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>
Duplex dwellings	P	P	P	P	P
Triplex dwellings	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Quadplex dwellings	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Townhouses	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>	R/A <u>P</u>
Multifamily	P	P	P	P	P
Cottage housing	P	P	P	X	X
Compact lot development	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

Focus: Implications for Single-Family Uses

- Significant expansion of single-family options in the R1 zones with the first code package: townhouses, cottages and compact lots, smaller minimum lot sizes
 - Need to meet emerging HB 1220 housing needs
- ⇒ How should this inform the balance of single-family uses in the R zones?
- Single-family detached, cottages, townhouses in medium-density
 - Townhouses in high-density
- 

Discuss: Middle Housing & Uses

⇒ Is this the right range of housing types across the proposed zones?

⇒ Should cottage housing standards differ in the medium density zones, perhaps permitting:

- Increased height up to 35 ft
- Allowing up to 4 attached units

Concept: Middle Housing Scale

Low Density

- 2-6 minimum
- 10.9 SF maximum
- Up to 22 maximum

Medium Density

- ???

High Density

- 24-30 minimum
- 30-43 maximum

Concept: Adjust Lot Sizes

	R-12 OR-15	R-18 OR-18	R-22 OR-22	R-30 OR-30	R-43 OR-43
Single-family detached dwelling	2,800 <u>2,400</u>	1,800	1,500	--	--
Duplex	4,000 <u>3,000</u>	4,000 <u>3,000</u>	4,000 <u>3,000</u>	4,000 <u>2,400</u>	4,000 <u>2,000</u>
Triplex	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>	<u>3,000</u>	<u>3,000</u>
Quadplex	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>4,000</u>	<u>4,000</u>
Townhouse	2,800 <u>2,000</u>	1,800	1,500	1,200	1,000
Multifamily	4,000 <u>5,000</u>	4,000 <u>5,000</u>	4,000 <u>5,000</u>	4,000	4,000

Discuss: Adjust Lot Sizes

- ⇒ Should the minimum lot sizes for plexes vary across the three medium-density zones, in ways that create meaningful differences in form? What level of variation, if any, would be useful?
- ⇒ Should both minimum lot size and maximum density continue to apply for all housing types, or should some types be exempt from maximum density? If plexes were exempted, would there be concerns about disincentivizing multifamily, which would remain subject to the maximum density?

Concept: Increase Medium Density

	R-12 OR-15	R-18 OR-18	R-22 OR-22
Minimum density (units/net acre)	8	12	15
Maximum density (units/gross acre)	12 <u>18</u>	18 <u>20</u>	22

⇒ Do the proposed maximum densities for the medium-density zones strike a balance of expanding development capacity while differentiating between the zones?

⇒ Should we explore options beyond 22 units/acre?

Concept: Increase Minimums for High Density

	R-30 OR-30	R-43 OR-43
Existing minimum density (units/net acre)	18	20
<i>Potential minimum density</i>	20-24	30-34
Maximum density (units/gross acre)	30	43

⇒ Where within the potential range would you like to see minimum densities set for each zone?

⇒ Are there any related changes to the density measurements needed that would complement these changes, for net and gross measurements?

Concept: Multifamily Parking Reductions

- Reductions would apply to:
 - Market-rate multifamily served by transit operating 4x per hour
 - Regulated affordable multifamily served by transit operating 2x per hour
 - Multifamily serving seniors and people with disabilities served by transit operating 4x per hour

Concept: Multifamily Open Space


Existing

- 200-300 SF of open space per unit, based on size
- 48 SF private open space per ground floor unit
- Limited design standards

Potential

- Cap open space for higher density projects: Units beyond 30 units/acre do not require additional open space?
- Switch to % of site?
- Additional standards for location, type, and features of open space


Discuss: Multifamily Open Space

- ⇒ Should changes to the open space formula be focused only on higher density projects, or should the amount of open space per unit be revised for projects at all scales?
 - ⇒ What additional standards would best balance usability of open spaces with development feasibility?
 - ⇒ Are there any other city standards for multifamily open spaces you are familiar with that work well and could serve as a model?
- 

Concept: Highway 99 Plan Revisions

- Exempt multifamily residential development that meets affordability guidelines from select design standards/guidelines
- Apply the new standards for middle housing developed in the first round directly within the plan area
 - Duplexes, townhouses, ADUs, triplexes and quadplexes
- Update permitted housing types in the residential overlays to reflect changes to base zones


Discuss: Highway 99 Plan Revisions

- ⇒ Which specific Highway 99 standards have been or could be a concern for affordable housing development?
 - ⇒ Should the Highway 99 residential use standards be aligned with the changes in the R1 residential use standards, or is a different mix of residential uses appropriate in this subarea?
 - ⇒ Overall, what are your impressions about both the process and the resulting projects in the Highway 99 area compared to elsewhere?
- 

Concept: Hotels-to-Housing Conversions

- Emerging practice to create affordable housing through converting existing lodging uses, generally in commercial areas
- Consider adjustments to commercial standards:
 - Requirements for mixed uses
 - Minimum and maximum density standards
 - Open space requirements
 - Parking requirements
 - Nonconforming development issues

Discuss: Hotels-to-Housing Conversions

- ⇒ What interest and opportunities around these conversions have emerged in the County to date?
 - ⇒ Is there primarily interest in using conversions to create permanent housing or also for transitional and/or supportive housing projects as well?
 - ⇒ Are there additional standards in existing code that create obstacles for hotel-to-housing conversions, or refinements to those standards listed above? Are any new standards needed for conversions?
- 

Concept: Streamlined Permit Review for Affordable Housing

- Proposal to allow:
 - Concurrent review of preliminary land use and final engineering applications
 - Submittal of building permit application any time after preliminary review approval
- ⇒ Are these details about the review types and adjustments correct: are they feasible and meaningful in terms of improving overall review timelines?
- ⇒ Are there other specific changes that would help?

Open Discussion

⇒ Other ideas or questions not yet addressed?

⇒ Overarching observations or direction?

Upcoming topics: Residential uses in commercial zones, including affordable housing and mixed-use development standards; criteria for rezoning of high-density residential zones.

NEXT STEPS

Upcoming Meetings

- Multifamily/Affordable Housing Code Forum Meeting #2, May
 - Continue code concepts
- Forum Meetings #3 and #4, June-July
 - Review draft code

Adoption Process Updates

- Smaller Single-Family & Middle Housing Code Updates under review
 - Initial Planning Commission work session: April 6
 - DEAB meeting: May 4
 - Second Planning Commission work session: June 1
 - Planning Commission public hearing: June 15

THANK YOU