Housing Code Update Project
Planning Commission Committee Meeting
March 12, 2019

Elizabeth Decker, JET Planning
Anais Mathez, 3J Consulting
Welcome and Project Overview

• Background
• Goals and Objectives
• Areas of focus
Project Schedule

Housing Code Update: Jan 2019-Jun 2019

Draft Code Update: Jan to March 2019

PC Meeting: March 2019

Open House & PC: April 2019

Final Code Update: June 2019
Residential Code Requirements

• For all “needed housing,” a “clear and objective” review option is required
• Discretionary alternative can also be provided
• Overarching goal to remove barriers to development
“Needed Housing”

• Legally, means all housing options:
  – All housing types: single family detached, multifamily, manufactured homes, mixed-use
  – In all residential, commercial, mixed-use zones
  – For rent or ownership
  – Serving all income levels (not just affordable)

• Means that all* standards and review types for residential uses need to be examined
“Clear and objective”

"Few tasks are less clear or more subjective than attempting to determine whether a particular land use approval criterion is clear and objective."

Flexibility

Certainty
Code Update Topics

- Subdivisions
- Residential Zones and Uses
- Commercial and Mixed-Use
- Site Development Standards
- Development Review
- Special Standards
Subdivisions

• The main goal for the subdivision standards is to develop a clear and objective path to approve land divisions
  – Approval criteria
  – Secondary access
  – Lot averaging
  – Flag lots
  – PUD alternative
Residential Zones

- Rename and recalibrate residential zoning districts to better reflect intended development types, while respecting existing development patterns.

<table>
<thead>
<tr>
<th>Existing Zone</th>
<th>Proposed Zone</th>
<th>Intended Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-5</td>
<td>RLD</td>
<td>Existing RS-5 areas, potentially some existing RS-7 if it better fits the new RLD dimensional standards</td>
</tr>
<tr>
<td>RS-7</td>
<td>RMD</td>
<td>Existing RS-7 and single-family subdivisions currently zoned RS-MH, UGB expansion areas as they are annexed</td>
</tr>
<tr>
<td>RS-MH</td>
<td>RMHP</td>
<td>Existing manufactured home parks zoned RS-MH</td>
</tr>
<tr>
<td>RM-22, RM-HD</td>
<td>RHD</td>
<td>Existing RM-HD</td>
</tr>
</tbody>
</table>
RLD and RMD Residential Uses

- Expand residential types: duplexes, rowhouses, multi-plexes, cottages
- Calibrate review required, add Type II Site Plan Review
Residential Dimensional Standards

- RLD: 6,000 SF minimum lot size
- RMD: 4,000 SF minimum lot size
- Reduce lot width to 40-50 ft
- Increase building coverage to 50 to 60%
- No change for height
# Residential Density Standards

<table>
<thead>
<tr>
<th>Density Type</th>
<th>RLD</th>
<th>RMD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum density</td>
<td>5.8 du/nda</td>
<td>8.7 du/nda</td>
</tr>
<tr>
<td>Maximum density</td>
<td>7.2 du/nda</td>
<td>14 du/nda average (10.9-21.8 for various types)</td>
</tr>
</tbody>
</table>
Residential Development Options in HDR

- Allow a wider range of uses through a clear and objective review process
- Increase existing dimensional standards: 3-story height limit
- Retain newly adopted density standards: 18 du/nda minimum and no max
Commercial and Mixed-Use Zones

• Add option for ground-floor residential use in commercial mixed-use buildings:
  – Temporary use
  – Permitted use
Commercial and Mixed-Use Zones

- Provide for mix of residential and commercial uses on existing, surplus commercial sites
  - New Mixed-Use/High-Density Residential zone
  - Repurposing the Neighborhood Commercial zone
  - Rezoning to a mix of commercial and RHD zoning
Site Development Standards

• Develop clear and objective landscaping buffer requirements by use or zone, tied to adjacent use or zone.
• Revise parking minimums for some residential types including multifamily residential and new missing middle types.
Development Review and Procedures

- Amend the City’s Site Development Plan Review regulations to provide a clear and objective approval path for residential projects
  - Approval criteria
  - Type I, II and III options
**Special Standards**

- Develop cottage housing standards to allow for development of small-scale housing clustered on a lot, with the inclusion of open space.
Next Steps

- Revise Draft Code Concepts (March-April)
- Open House and PC Meeting (April)
- Develop Adoption-Ready Code Amendments (May-June)
- Adoption Process (July onward)

- Point of contact: Zac Moody
DISCUSSION/QUESTIONS

THANK YOU!