Affordable Housing Planning Work Program (Phase 3)

Planning Commission
May 6, 2015
## SUMMARY OF ZONING REGULATIONS

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>USE</th>
<th>HEIGHT FEET</th>
<th>FRONT YARD</th>
<th>SIDE YARD</th>
<th>REAR YARD</th>
<th>LOT AREA PER FAMILY</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;R-1&quot;</td>
<td>ONE-FAMILY DWELLINGS</td>
<td>35</td>
<td>2½</td>
<td>25 FT.</td>
<td>7½ FT.</td>
<td>25 FT.</td>
</tr>
<tr>
<td>&quot;R-2&quot;</td>
<td>ONE-FAMILY DWELLINGS</td>
<td>35</td>
<td>2½</td>
<td>20 FT.</td>
<td>7½ FT.</td>
<td>25 FT.</td>
</tr>
<tr>
<td>&quot;R-3&quot;</td>
<td>TWO-FAMILY DWELLINGS</td>
<td>35</td>
<td>2½</td>
<td>20 FT.</td>
<td>7½ FT.</td>
<td>25 FT.</td>
</tr>
<tr>
<td>&quot;R-4&quot;</td>
<td>MULTIPLE-FAMILY DWELLINGS</td>
<td>60</td>
<td>4</td>
<td>15 FT. OR TO ESTABLISHED SETBACK</td>
<td>7½ FT.</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;R-5&quot;</td>
<td>MULTIPLE-FAMILY DWELLINGS</td>
<td>150</td>
<td>12</td>
<td>10 FT. OR TO ESTABLISHED SETBACK</td>
<td>7½ FT. PER STORY PLUS 10 FT. EACH STORY ABOVE</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;C-1&quot;</td>
<td>COMMERCIAL</td>
<td>45</td>
<td>3</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. FOR DWELLINGS &amp; ADJACENT TO DWELLINGS</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;C-2&quot;</td>
<td>COMMERCIAL</td>
<td>45</td>
<td>3</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. FOR DWELLINGS &amp; ADJACENT TO DWELLINGS</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;C-3&quot;</td>
<td>COMMERCIAL</td>
<td>125</td>
<td>10</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. FOR DWELLINGS &amp; ADJACENT TO DWELLINGS</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;B&quot;</td>
<td>BUSINESS</td>
<td>150</td>
<td>6</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. FOR DWELLINGS &amp; ADJACENT TO DWELLINGS</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;M-1&quot;</td>
<td>LIGHT INDUSTRIAL</td>
<td>75</td>
<td>6</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. FOR DWELLINGS &amp; ADJACENT TO DWELLINGS</td>
<td>20 FT.</td>
</tr>
<tr>
<td>&quot;M-2&quot;</td>
<td>HEAVY INDUSTRIAL</td>
<td>300</td>
<td>6</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. WHEN ABUTTING DWELLING DISTRICTS</td>
<td>20 FT.</td>
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<tr>
<td>&quot;M-3&quot;</td>
<td>HEAVY INDUSTRIAL</td>
<td>400</td>
<td>6</td>
<td>HOME REQUIRED EXCEPT IN A Dwelling Block</td>
<td>7½ FT. WHEN ABUTTING DWELLING DISTRICTS</td>
<td>20 FT.</td>
</tr>
</tbody>
</table>
## R-zoned Parcels
*(Excluding Larger Non-Residential)*

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Total Acreage</th>
<th>Average Single Family Use Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>1,385</td>
<td>11,796</td>
</tr>
<tr>
<td>R2</td>
<td>9,990</td>
<td>7,667</td>
</tr>
<tr>
<td>R2-SRD</td>
<td>581</td>
<td>5,479</td>
</tr>
<tr>
<td>R3</td>
<td>524</td>
<td>5,938</td>
</tr>
<tr>
<td>R4</td>
<td>214</td>
<td>4,168</td>
</tr>
<tr>
<td>R4L</td>
<td>399</td>
<td>6,205</td>
</tr>
<tr>
<td>HMR-SRD</td>
<td>122</td>
<td>5,479</td>
</tr>
<tr>
<td>R5</td>
<td>3</td>
<td>6,718</td>
</tr>
</tbody>
</table>
What’s missing (from our zoning)?
Infill strategies

<table>
<thead>
<tr>
<th>Accessory Dwelling Units</th>
<th>Small Lots</th>
<th>Denser housing in single-family zones</th>
<th>Cottage housing</th>
<th>Planned Residential Districts</th>
</tr>
</thead>
</table>

Size of the site
1. Lot size flexibility options

- Lot size averaging
- CAPO density bonus
2. R2-SRD and HMR-SRD
2. Special Review Districts

- 3,500 sf lots
- CUPs for 2- and 3-family
3. Pilot Residential Infill Program

- Administrative design review
- Design principles:
  - Context-responsive
  - Pedestrian-oriented
- Get some good examples built
- Perfect the code
- Sustainability features
Pilot Infill Options

- Detached ADU’s
- Corner 2-family
Pilot Infill Options

- R-3 multi-family
- Cottage housing
4. Planned Residential Districts updates

- PRD’s as “innovation district”
  - Meet design principles
  - Sustainability features
- Minimums: 1 acre, 15% common open space
- Density bonus: 1.25 to 2.0 x base zoning
  - Affordability, sustainability features
5. Incentives & Upzones

- Follow RCW 36.70A.540
  - 20 units or more
  - 10% of units at 80% AMI or 5% at 50% AMI*
  - Fee in lieu option
- Bonuses
  - PRD’s density increases
  - Downtown FAR increases
  - Fee reductions (if funded)
- Upzones (private initiated)*
What we are not proposing...

- Not changing zoning district locations (at this time)
- Density bonuses in additional areas
- Transfer of Development Rights – housing option
- Required affordability with City-initiated upzones
Issues & Next Steps

- Draft code in June
  - Outreach
  - Running scenarios

We’re working on…

- Conservation Districts
- Design standards
- Calibrating incentives
- Sustainability features