

Form-Based Code Circuit Training!

PAW Boot Camp

Mercer Island, November 15, 2019

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Training Exercises

1. Form-based codes calisthenics
2. Code initiation sprints
3. **Land use reverse lunges**
4. **Housing diversity aerobics**
5. Community design jumping jacks
6. Block frontage bench dips
7. Site design sit-ups
8. Building design stair climb
9. Parking push-ups
10. Lessons learned stretches



Land Use Reverse Lunges

Land Use/Zoning Components

- District intent statements
- Permitted uses
- Density & dimensional standards
- Special use standards

Zoning District Intent Statements

- Keep the intent statements at a high level
- Don't put regulations in the intent statements
- Provide some useful locational criteria
- Tie the zone to the Comprehensive Plan

3.1.5 Residential Districts & Map Designations

A. Residential Existing Districts 1-5 (RX)

1. The RX districts are intended to retain the single-family residential character of established Waxhaw neighborhoods.
2. Use of this district is appropriate for:
 - a. Areas designated X1 (Existing Neighborhood) in the comprehensive plan; or
 - b. Other areas characterized by and/or approved as single-family residential development with a consistent range of lot sizes.

B. Residential Woodland District (RW)

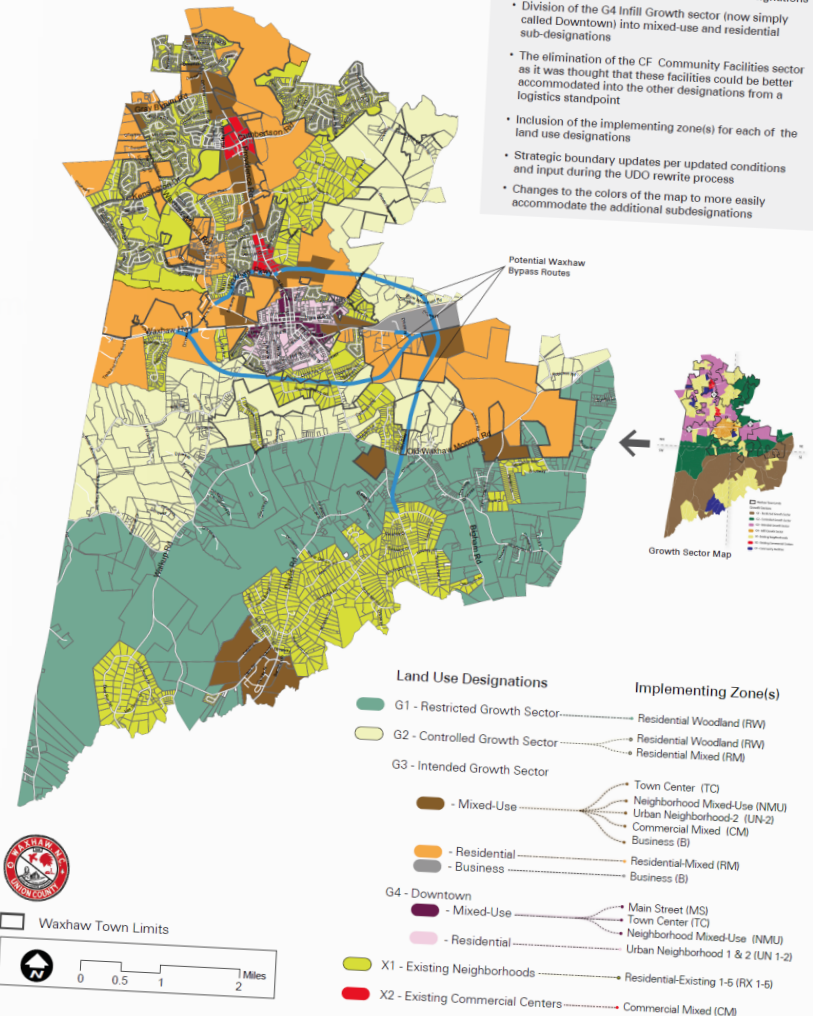
1. The RW district applies to rural woodland areas that are outside of utility service that intended to maintain the rural woodland character or preserve the opportunity for urban levels of development once urban services are extended into the area.
2. Use of the RW district is appropriate for:
 - a. Areas designated G1 (restricted growth) in the comprehensive plan; and
 - b. Areas designated G2 (controlled growth) in the comprehensive plan.

WAXHAW FUTURE LAND USE PLAN

APPROVED, October 26, 2016

The draft map below uses the elements of the Growth Sector Map (copied below) in the latest draft of the Comprehensive Plan update and adds a finer level of detail to help guide the City's zoning map decisions. Key updates from the Growth Sector Map include:

- Division of the G3 Intended Growth sector into mixed-use, residential, and business sub-designations
- Division of the G4 Infill Growth sector (now simply called Downtown) into mixed-use and residential sub-designations
- The elimination of the CF Community Facilities sector as it was thought that these facilities could be better accommodated into the other designations from a logistics standpoint
- Inclusion of the implementing zone(s) for each of the land use designations
- Strategic boundary updates per updated conditions and input during the UDO rewrite process
- Changes to the colors of the map to more easily accommodate the additional subdesignations



Clear & Simple Use Charts

Land Uses	ZONING DISTRICTS																
	CONSERVANCY/ RECREATION	RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
		C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS
AUTOMOTIVE⁴																	
- Automobile Emission Testing Facility																	1
- Automobile Insurance Service Center									1		2	2	1				
- Auto and Truck Maintenance/Service Shops											2	2	1				
- Car Wash											2	2	1				
- Auto Parts and Accessories (tires, batteries, etc.)	<i>See Retail/Service</i>																
- Automobile Service Station ²										3	3	3	3	1			
- Automobile and Truck Rental ¹												3	3	1			
- Automobile and Truck Sales/Dealership ¹														1			
- Automotive Wrecking or Dismantling Yard ^{1, 4}														2			
- Large Vehicle and Heavy Equipment Sales/Dealership ¹ (RV, tractor trailer, construction equipment, etc.)														1			

DISTRICT KEY: SF-D = Single Family Duplex (7.26 or 14.52 du/acre)
 C-Rec = Conservancy Recreation SF-SL = Single Family Small Lot (7.26 du/acre)
 C-Res = Conservancy Residential SF-E = Single Family Suburban Estates (1.24 du/acre)
 SF-S = Single Family Suburban (4.5 du/acre)
 PO = Professional Office
 CBD = Cultural and Business District
 R = Retail Commercial
 IC = Intensive Commercial
 MU = Mixed Use
 CF = Community Facilities
 CF-OS = Open Space
 CF-R = Recreation
 CF-F = Facilities
 M = Mineral Resource
 MF-M = Multifamily Medium Density (14.52 du/acre)
 MF-H = Multifamily High Density (29 du/acre)

FOOTNOTES KEY:
¹ See Design Checklist for screening requirements.
² Service stations require a three hundred (300) foot distance radius from any children's state-licensed school facility, including day care, preschool and grades K through 12.
³ Parking lots and garage (commercial) only permitted in the Community Facilities zone as an accessory use.
⁴ In all CARA classes, vehicle repair and servicing must be conducted indoors over impermeable pads. Underground storage tanks (UST) with hazardous substances are required to demonstrate to the City that the facility complies with federal and state laws. No dry wells shall be allowed. Wrecking yards are prohibited in Class 1, 2 and 3 CARA.

PERMITTED USE & LEVEL OF REVIEW KEY:
0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED

*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St., Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.

*Level 5 Review required if project is > fifteen (15) acres.

Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.

Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.

Clear & Simple Use Charts

Uses	ZONING DISTRICTS														
	CONSERVANCY/ RECREATION	RESIDENTIAL							COMMERCIAL				FACILITIES		MIN
		C- Res	SF- E	SF- S	SF- SL	SF- D	MUR	MF- M	MF- H	PO	CBD	MU	CF- R	CF- OS	M
AUTOMOTIVE*															
- Automobile Emission Testing Facility														1	
- Automobile Insurance Service Center										2	2	1			
- Auto and Truck Maintenance/Service Shops										2	2	1			
- Car Wash										2	2	1			
- Auto Parts and Accessories (tires, batteries, etc.)	See Retail/Service														
- Automobile Service Station ²										3	3	3	3	1	
- Automobile and Truck Rental ¹											3	3	1		
- Automobile and Truck Sales/Dealership ¹													1		
- Automotive Wrecking or Dismantling Yard													2		
- Large Vehicle Heavy Equipment Sales/Dealership ¹ (RV, tractor, trailer, construction equipment, etc.)													1		

DISTRICT KEY:

SF-D = Single Family Duplex (7.26 or 14.52 du/acre)	PO = Professional Office	CF = Community Facilities
C-Res = Conservancy	CBD = Cultural and Business District	CF-OS = Open Space
SF-SL = Single Family Small Lot (7.26 du/acre)	R = Retail Commercial	CF-R = Recreation
MUR = Mixed Use Residential	IC = Intensive Commercial	CF-F = Facilities
MF-M = Multifamily Medium Density (14.52 du/acre)	MU = Mixed Use	
MF-H = Multifamily High Density (29 du/acre)	M = Mineral Resource	

FOOTNOTES KEY:

- See Design Checklist for siting requirements.
- Service stations require a three hundred (300) foot distance radius from children's state-licensed school facility, including day care, preschool and grade school through 12.
- Parking lots and garage (commercial) are permitted in the Community Facilities zone as an accessory use.
- In all CARA classes, vehicle repair and servicing must be conducted indoors over impermeable pads. Underground storage tanks (UST) with hazardous substances are required to demonstrate to the City that the facility complies with federal and state laws. No dry wells shall be allowed. Wrecking yards are prohibited in Class 1, 2 and 3 CARA.

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Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.04 IMC, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.

Residential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.

19.41.040 - Principal uses permitted in residential zones.

Table 19.41.040 below provides the list of permitted principal uses in residential zones.

NOTE: Accessory uses are not shown in these Principal Use charts. See AMC Chapter 19.47 Accessory Uses and Structures for applicable accessory use provisions.

Table 19.41.040 Principal uses permitted in residential zones.									
Principal Use	R1	R2	R2A	R3	R3A	R4	R4A	OT	Reference
RESIDENTIAL									
Household Living, as listed below									AMC 19.43.010(A)
Single-family	P	P	P	P	P	P	P	P	AMC 19.43.010(B)
Single-family, small lot				P	P	P	P		AMC 19.43.010(C)
Cottage housing		P	P	P	P	P	P		AMC 19.43.010(D)
Duplex		C	P	P	P	P	P	P	AMC 19.43.010(E)
Triplex				C	P	P	P		AMC 19.43.010(F)
Townhouse				C	P	P	P		AMC 19.43.010(G)
Multifamily, 4 units				C	P	P	P		AMC 19.43.010(H) and (I)
Multifamily, 5 or more units						P	P		AMC 19.43.010(H) and (I)
Live-work									AMC 19.43.010(J)
Group Living, as listed below									AMC 19.43.020(A)
Adult family home	P	P	P	P	P	P	P	P	AMC 19.43.020(B)
Assisted living facility				C	C	P	C		AMC 19.43.020(C)
Nursing homes						C			AMC 19.43.020(D)
Rooming houses				C	C	P	P	C	AMC 19.43.020(E)

Use umbrella
(and defined)
use-terms

Split into multiple
charts when
needed

No footnotes!

Table 19.41.050

Principal uses permitted in mixed-use and industrial zones.

Principal Use	CBD	C	MMU	CM	CM2	LM	LMI	MS	I	HM	Reference
Retail Sales, Except as listed below and based on net floor area (NFA)/individual use:											AMC 19.44.120(A)
<5,000 NFA	P	P	P	P	P		P(X)	P		P(X)	(X) AMC 19.44.120(B-C)
5,000-25,000 NFA	P	P	P	P				C			
25,001-50,000 NFA	P	P	C								
>50,000 NFA	C	C	C								

The Details!

Definitions for
uses in the chart

District-specific
standards

Use Type
Standards

Chapter 19.43 - RESIDENTIAL USES

19.43.010 - Household living.

A. Household living use category.

Residential occupancy of a dwelling unit by a household. Household living includes the following uses.

1. Single-family.
2. Single-family, small lot.
3. Cottage housing.
4. Duplex.
5. Triplex.
6. Townhouse.
7. Multifamily, 4 or more units.
8. Live-work.

B. Single-family.

1. Definition. A detached dwelling that is entirely surrounded by open space on the same lot, and which is designed for and occupied exclusively by one family and the household employees of the family, if any.
2. District-specific standards.
 - a. In the CBD and C zones, no new single-family residences may be constructed. Single-family uses are conditionally permitted in these zones if in an existing building that was a single-family residence at some time in its past.
 - b. In the LMI zone single-family uses are permitted only for existing platted lots. In no event will this allow a residential subdivision.
3. Standards - multiple single-family dwellings on one lot. Two or more single-family dwellings may be built on the same lot provided the applicable lot size standard (one dwelling unit/minimum lot area for single-family dwellings) is met. For example, if the minimum lot area for single-family dwellings is 7,500-square-feet, two single-family dwellings could be built on a 15,000-square-foot lot. Applicants must demonstrate how the lot could be subdivided in the future consistent with the density and dimensional standards of this title.

Speaking of Housing.....

Principal uses permitted in residential zones.

Principal Use	R1	R2	R2A	R3	R3A	R4	R4A	OT	Reference
RESIDENTIAL									
Household Living, as listed below									AMC 19.43.010(A)
Single-family	P	P	P	P	P	P	P	P	AMC 19.43.010(B)
Single-family, small lot				P	P	P	P		AMC 19.43.010(C)
Cottage housing		P	P	P	P	P	P		AMC 19.43.010(D)
Duplex		C	P	P	P	P	P	P	AMC 19.43.010(E)
Triplex				C	P	P	P		AMC 19.43.010(F)
Townhouse				C	P	P	P		AMC 19.43.010(G)
Multifamily, 4 units				C	P	P	P		AMC 19.43.010(H) and (I)
Multifamily, 5 or more units						P	P		AMC 19.43.010(H) and (I)
Live-work									AMC 19.43.010(J)

Figure 19.43.010(C)(3)(a)

Key single family - small lot, duplex, and triplex design standards.

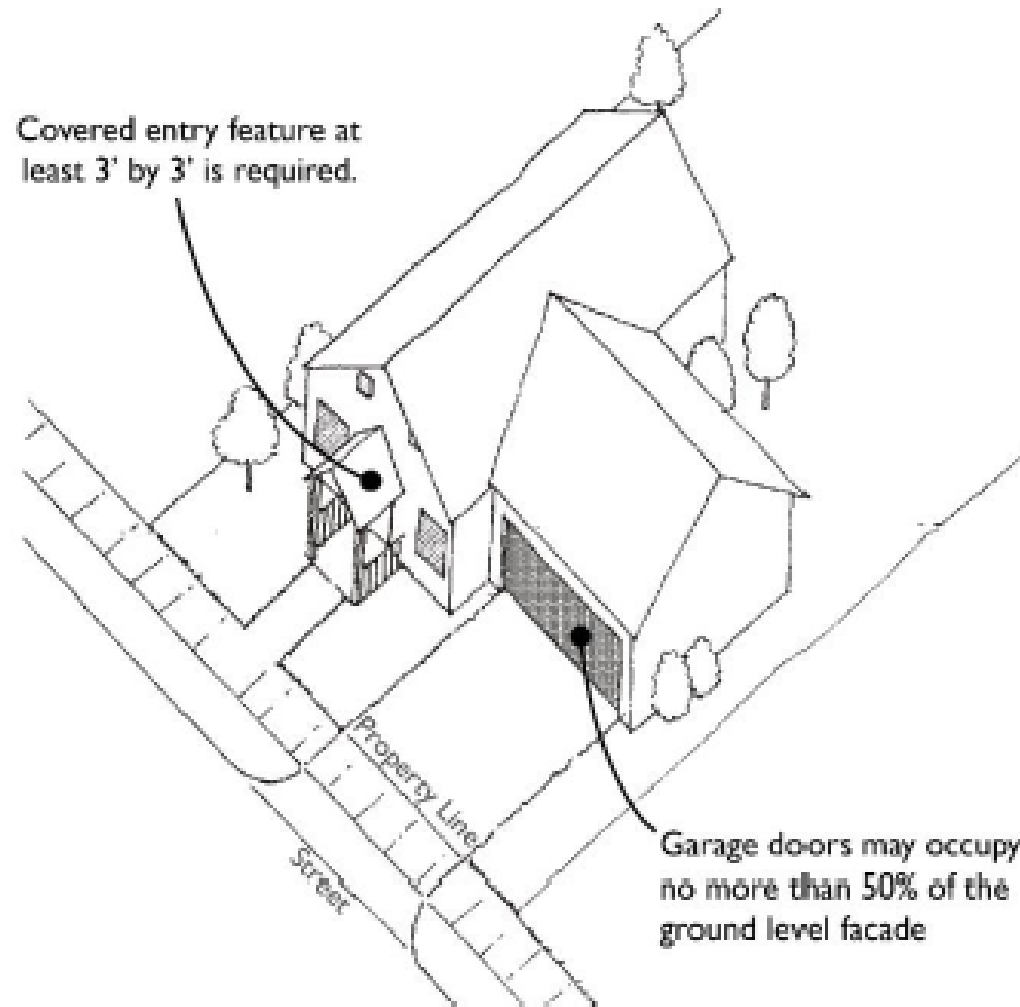


Figure 19.43.010(D)(2)
Cottage housing site plan example.

Private internal access road with parking (open and enclosed) placed to the side of cottages

Cottages with porches facing common open space

Private open space

Connected internal pathway system



Shared community building

10' min. separation between cottages

Figure 19.43.010(G)(6)

Acceptable and unacceptable examples of garage/entry configurations.



The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping near the entries would not be allowed (where this is the primary pedestrian entry to the unit).

Density & Dimensional Standards

- Again, use live cross-references over footnotes
- Simplify to the extent possible

Table 19.42.020

Form and intensity standards for residential zones.

Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
LOT SIZE & DEVELOPMENT INTENSITY									
Lot size for single-family dwelling, minimum (square-feet) (AMC 19.42.080)	15,000	7,500	6,000	4,500	3,000	3,000	3,000	6,000	See AMC 19.43.010(C) for standards for lots <5,000sf.
Lot size for duplex, minimum (square-feet) (AMC 19.42.080)		9,000	9,000	7,500	5,000	4,200	4,200	7,500	See AMC 19.43.010(E) for duplex standards.
Additional lot size needed for additional dwelling unit beyond duplex, minimum (square-feet) (AMC 19.42.080)				2,500	2,000		1,200		See AMC 19.43.010(F) and (G) for applicable housing type standards
Minimum lot width circle									Applies to each newly created lot in residential zones. See AMC 19.42.090 for minimum lot width circle calculation and exceptions.
Lot with alley access (feet)	100	60	50	35	25	25	25	45	
Lot without alley access (feet)	100	60	50	40	30	30	30	50	
Density maximum (dwelling units/gross acre)	2	4	6	See lot size min. above		None	18	9	See AMC 19.42.100 for calculating density

Table 19.42.020

Form and intensity standards for residential zones.

Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
LOT SIZE & DEVELOPMENT INTENSITY									
Lot size for single-family dwelling, minimum (square-feet) (AMC 19.42.080)	15,000	7,500	6,000	4,500	3,000	3,000	3,000	6,000	See AMC 19.43.010(C) for standards for lots <5,000sf.
Lot size for duplex, minimum (square-feet) (AMC 19.42.080)		9,000	9,000	7,500	5,000	4,200	4,200	7,500	See AMC 19.43.010(E) for duplex standards.
Additional lot size needed for additional dwelling unit beyond duplex, minimum (square-feet) (AMC 19.42.080)				2,500	2,000		1,200		See AMC 19.43.010(F) and (G) for applicable housing type standards
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Lot with alley access (feet)	100	60	50	35	25	25	25	45	
Lot without alley access (feet)	100	60	50	40	30	30	30	50	
Density maximum (dwelling units/gross acre)	2	4	6	See lot size min. above		None	18	9	See AMC 19.42.100 for calculating density

Table 19.42.020

Form and intensity standards for residential zones.

Measure	R1	R2	R2A	R3	R3A	R4	R4A	OT	Conditions/Reference
LOT SIZE & DEVELOPMENT INTENSITY									
Lot size for single-family dwelling, minimum (square-feet) (AMC 19.42.080)	15,000	7,500	6,000	4,500	3,000	3,000	3,000	6,000	See AMC 19.43.010(C) for standards for lots <5,000sf.
Lot size for duplex, minimum (square-feet) (AMC 19.42.080)		9,000	9,000	7,500	5,000	4,200	4,200	7,500	See AMC 19.43.010(E) for duplex standards.
Additional lot size needed for additional dwelling unit beyond duplex, minimum (square-feet) (AMC 19.42.080)				2,500	2,000		1,200		See AMC 19.43.010(F) and (G) for applicable housing type standards
Minimum lot width circle									Applies to each newly created lot in residential zones. See AMC 19.42.090 for minimum lot width circle calculation and exceptions.
Lot with alley access (feet)	100	60	50	35	25	25	25	45	
Lot without alley access (feet)	100	60	50	40	30	30	30	50	
Density maximum (dwelling units/gross acre)	2	4	6	See lot size min. above		None	18	9	See AMC 19.42.100 for calculating density

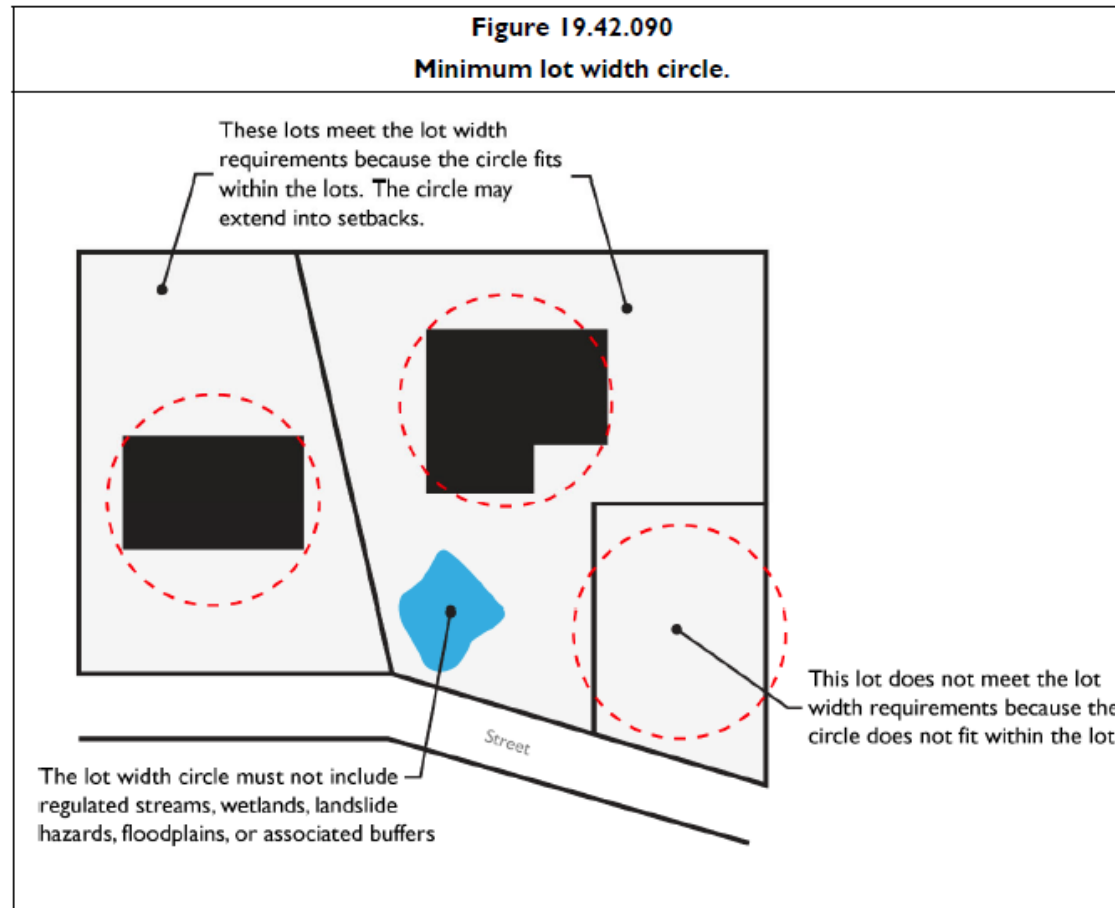
Form and

Measure	RI	R
LOT SIZE & DEVELOPMENT IN		
Lot size for single-family dwelling, minimum (square-feet) (AMC 19.42.080)	15,000	7,5
Lot size for duplex, minimum (square-feet) (AMC 19.42.080)		9,0
Additional lot size needed for additional dwelling unit beyond duplex, minimum (square-feet) (AMC 19.42.080)		
Minimum lot width circle		
Lot with alley access (feet)	100	6
Lot without alley access (feet)	100	6
Density maximum (dwelling units/gross acre)	2	

19.42.090 - Minimum lot width circle calculation and exceptions.

- A. Purpose. The purpose of the minimum lot width circle requirement is to:
1. Ensure that each lot is wide enough to maintain a consistent and compatible land use pattern in residential neighborhoods; and
 2. Ensure that a minimum buildable area is included in each lot created.
- B. Requirement. Table 19.42.020 identifies the minimum lot width circle diameter that must fit within each newly created lot in residential zones. This circle establishes that at least some portion of a lot must be at least as wide as the minimum lot width. The lot width circle must not include submerged lands, landslide hazard areas and buffers, regulated wetlands and buffers, and Category 1, 2, 3 and 4 streams and buffers.
- C. The following lots are exempt from minimum lot width circle standards: Duplexes, triplexes, cottage and townhouse developments, where individual units are subdivided into separate lots via unit lot subdivision.

Figure 19.42.090
Minimum lot width circle.



Reference

19.43.010(C) for
for lots
00sf.

19.43.010(E) for
standards.

19.43.010(F) and
able housing
standards

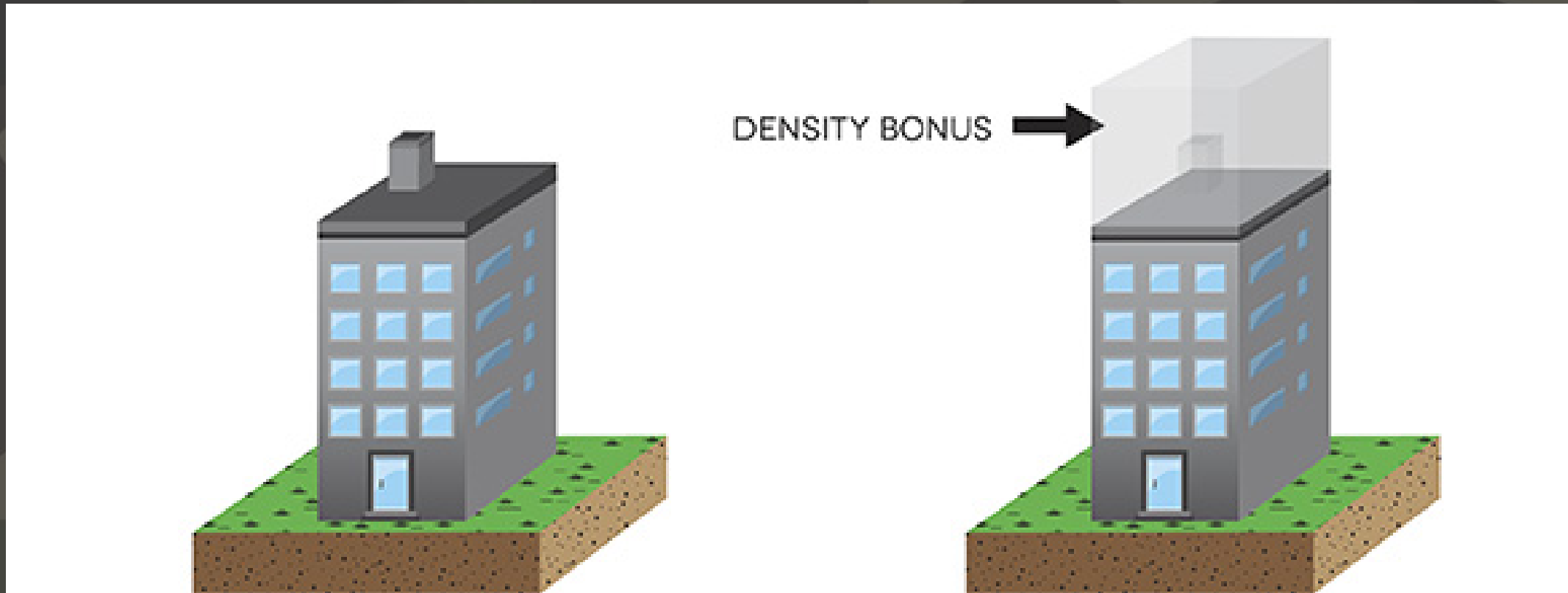
each newly
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19.43.010(C) 19.42.090
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19.42.100 for
g density

Integrating lot size flexibility – Wenatchee

Standard	RS	RL	RM	RH	RF	Conditions/ Exceptions/ Reference
Minimum Lot Dimensions						
Lot Area						WCC 10.46.060
Standard lot	7,250sf, except 10,000sf for a duplex	5,500sf feet, except 8,000sf for a duplex	3,000sf, except 4,500sf for a duplex	3,000sf, except 4,000sf for a duplex	20,000sf	
Cluster subdivision lot	3,600sf	3,000sf	N/A	N/A		Chapter 11.32 WCC
Maximum Density						
Maximum Density	6 units/acre	8 units/acre	20 units/ acre	40units/ acre	1 units/lot	WCC 10.46.110

Density Bonuses?



City of North Vancouver

Table 19.42.030

Form and intensity standards for mixed-use and industrial zones.

Measure	CBD	C	MMU	CM	CM2	LM	LMI	MS	I	HM	Conditions/ Reference
LOT SIZE & DEVELOPMENT INTENSITY											
Density minimum (dwelling units/gross acre)	15	15	15(×)								See AMC 19.42.100 (×) East of Q Avenue only
Maximum building size without a conditional use permit (gross floor area)				200,000			300, 000		200, 000		
Landscaped area, minimum percentage	10%	10%	10%	15%	15%	10%	10%		10%	10%	See AMC 19.65.030 for landscaped area provisions

HEIGHT (feet) – PRINCIPAL STRUCTURES

Height, base maximum	65	50	35- 45(×)	35	50	35	50	50	50	50	See AMC 19.42.120 for building height exceptions and modifications (×) AMC 19.42.120(C)(4-5)
Height, maximum with bonus			50-65 (×)	50		50					See AMC 19.42.060- .080 (×) AMC 19.42.120(C)(4-5)



19.42.050 - Bonus incentives in the R4 zone.

- A. Purpose.** To allow flexibility in building height in exchange for the integration of affordable dwelling units into the development.
- B. Applicability.** Height bonuses are available to development in the R4 zone as established in Chapter 19.42 Form and Intensity Standards provided it complies with one of the affordable housing options in this section.
- C. Option 1: Small units.** Developments where at least 25-percent of the total dwelling units contain no more than 600-square-feet of gross floor area qualify for the height bonus.
- D. Option 2: Affordable units.** Developments that integrate affordable dwelling units per the standards below qualify for the height bonus.
 - 1. For every three dwelling units occupying floor area above the base height limit, at least one affordable dwelling unit must be integrated into the development. Dwelling units larger than

Provision allows a height increase from 45' to 65' in subject area below

Re-examine the MMU Height Bonus Options



MMU Height Bonus Incentives

- B. Bonus incentives in the portion of the MMU zone east of Q Avenue.** Buildings integrating one feature from the list below have a bonus height limit addition of ten-feet above the base height limit. Buildings integrating two features from the list below have a bonus height limit addition of 20-feet above the base height limit.

Table 19.42.070

Height bonus incentive features for the portion of the MMU zone east of Q Avenue.

- I Vertical mixed-use building design:** Ground level spaces designed to accommodate non-residential uses must occupy at least 50% of the building's primary façade. Such spaces must be at least 50' deep and contain 13' minimum floor to ceiling heights. Residential lobbies and structured parking areas do not qualify as non-residential space for the purposes of this incentive option.

Examples



MMU Height Bonus Incentives

Table 19.42.070

Height bonus incentive features for the portion of the MMU zone east of Q Avenue.

- 2 Provide additional ground level pedestrian-oriented space** [meeting design requirements in AMC 19.62.040(C)] equal to at least 2% of the development site.

Such space must be above and beyond minimum sidewalk, esplanade, and applicable pedestrian-oriented space requirements. This could include a small entry plaza (left image), or it could include a widened sidewalk (middle image).



- 3 Provide space for a public park** at least 10,000sf in area on a site agreed upon by the City. The space should be configured and located so it is able to incorporate common municipal park features such as playgrounds, fitness areas, picnic areas, pavilions, etc.

- 4 Integrate ornamental stormwater management features.** Include creative and expressive techniques to celebrate stormwater management. The feature must be a significant visible design feature of the site and must include educational signage or a plaque explaining the incorporated stormwater techniques as determined and approved by the City. The design and management plan for the features must demonstrate long term success of the ornamental stormwater management element. See examples below.



MMU Height Bonus Incentives

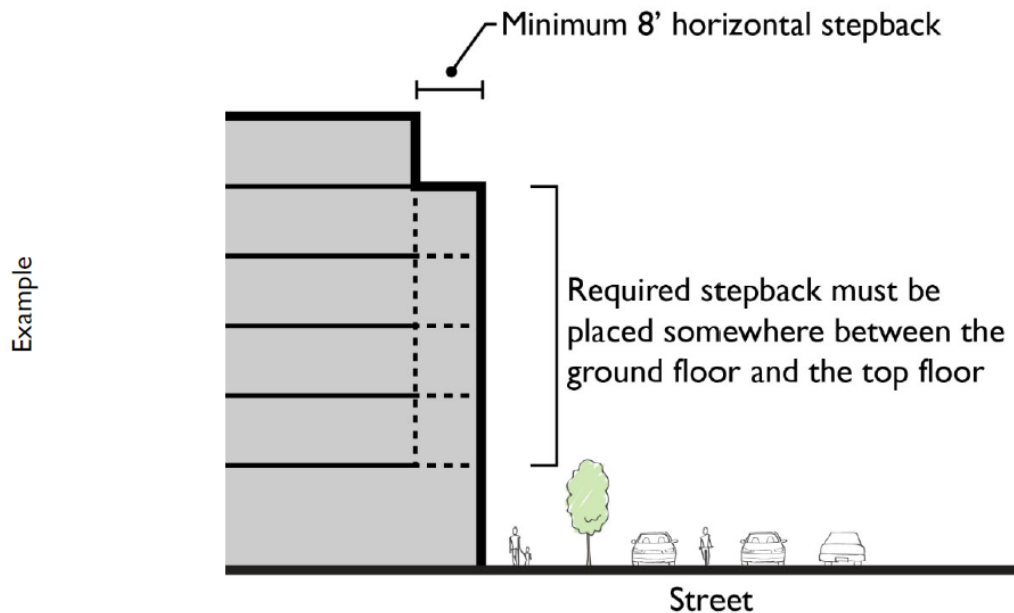
Table 19.42.070

Height bonus incentive features for the portion of the MMU zone east of Q Avenue.

- 5 Integrate visible landscaping elements on buildings.** This could include a combination of green walls and green roof elements integrated as a prominent visual feature of the building. To qualify, at least 50% of applicable roof areas or 5% of street facing façades must be vegetated. Reduced and/or a combination of green roof/walls may be acceptable provided the visible placement and high quality of the installations achieves the intent of the amenity feature. The design and management plan for the landscaping features must demonstrate long term success of the landscaping element. See examples below.



- 6 Integrate upper level building step backs.** Stepbacks must be at least 8' deep, along at least 75% of building frontage, and located on the building's street facing façade(s). See example below.



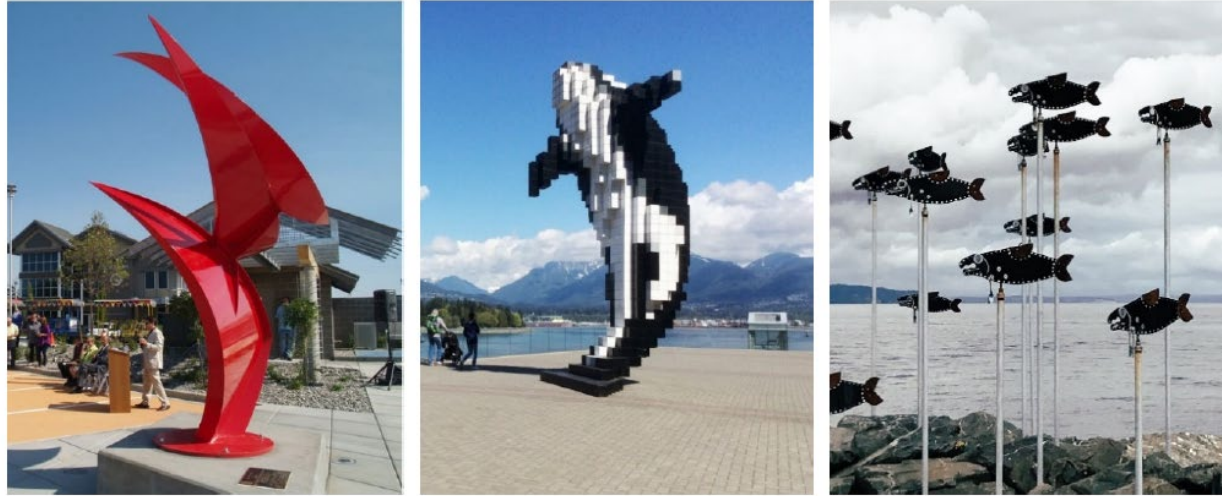
MMU Height Bonus Incentives

Table 19.42.070

Height bonus incentive features for the portion of the MMU zone east of Q Avenue.

- 7 Integration of permanent public art in visible location.** This could include a mural, mosaic, sculptural element, or gateway feature that is clearly recognizable as public art as determined by the director in consultation with the City of Anacortes Arts Commission. Feature may be located in a plaza, within the streetscape adjacent to the building, and/or on the building. Off-site features may be considered by the City provided they are placed within the Central Waterfront MMU zone. To qualify as an amenity, the estimated cost of the feature must be at least 1% of the construction cost of the development.

Example



- 8 Exceptional landscaping display in visible location.** The display must cover an area equal to at least 2% of the development site and function as a prominent visual feature of the development. The design and management plan for the landscaping display must demonstrate long term success of the landscaping elements. See examples below.

Example



MMU Height Bonus Incentives

Table 19.42.070

Height bonus incentive features for the portion of the MMU zone east of Q Avenue.

- 9 **Integrating brick as the primary cladding material on the building.** In order to qualify, brick must occupy at least 50% of the cladding on the street facing façades of the applicable building.

Example



- 10 **Provide freely accessible public restrooms.** Must be available to the general public (not only commercial customers) and available daily.

- 11 **Provide indoor meeting space** available for free to the general public (3,000sf min.). See example below.

Example



- 12 **Other similar features that function as a permanent public amenity.** Such features must be comparable in cost and public benefit to the features above.

Density Bonuses – Lessons Learned

- What's most important?
- Craft bonus provisions so applicants will “want to use them”
- Do your best to make options measurable
- Do your best to make options relatively equal/proportional
- Don't waste time on features that will never get used
- Find/illustrate examples of options!

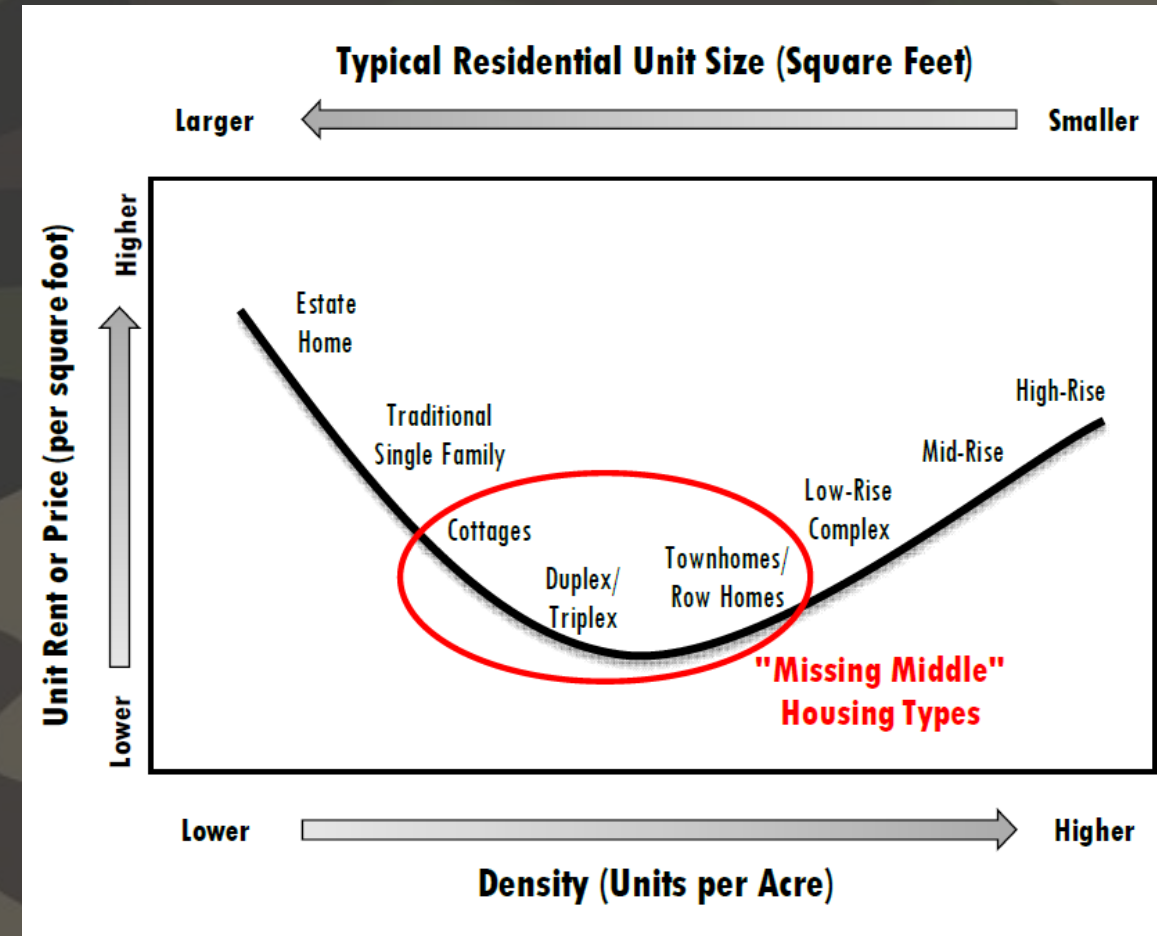




Housing Diversity Aerobics

What's the Situation/Need?

- Home prices rising faster than incomes
- Market rate middle-income housing doesn't pencil
 - Expensive construction
 - Limited building capacity in desirable areas
- Duplexes, townhomes, cottages have the lowest construction costs per unit and provide the most gentle density increase



What's the Situation/Need?

- Demographics
- Unit mix (housing type/form of ownership)
- Housing condition
- Housing cost
- Development market conditions
- Development context
(parks, streetscape, safety, livability issues)

What are the local opportunities for new housing?

- Vacant development sites
- Infill opportunities
- Redevelopment
 - Underutilized commercial areas
 - Transit corridors
 - CBD/neighborhood commercial centers



Considering Options & Preferences

1. Visual Preference Surveys

Imagine...



A vacant 20-acre parcel in the heart of your town

Visual Preference Survey

- Evaluate for fit outside of the edge of downtown and adjacent to an existing neighborhood
- Quick survey (5-8 seconds/slide)
- Clarifications may be added for some images
- Following discussion:
 - Why you liked/disliked each example for your community

VPS Scoring Practice Question

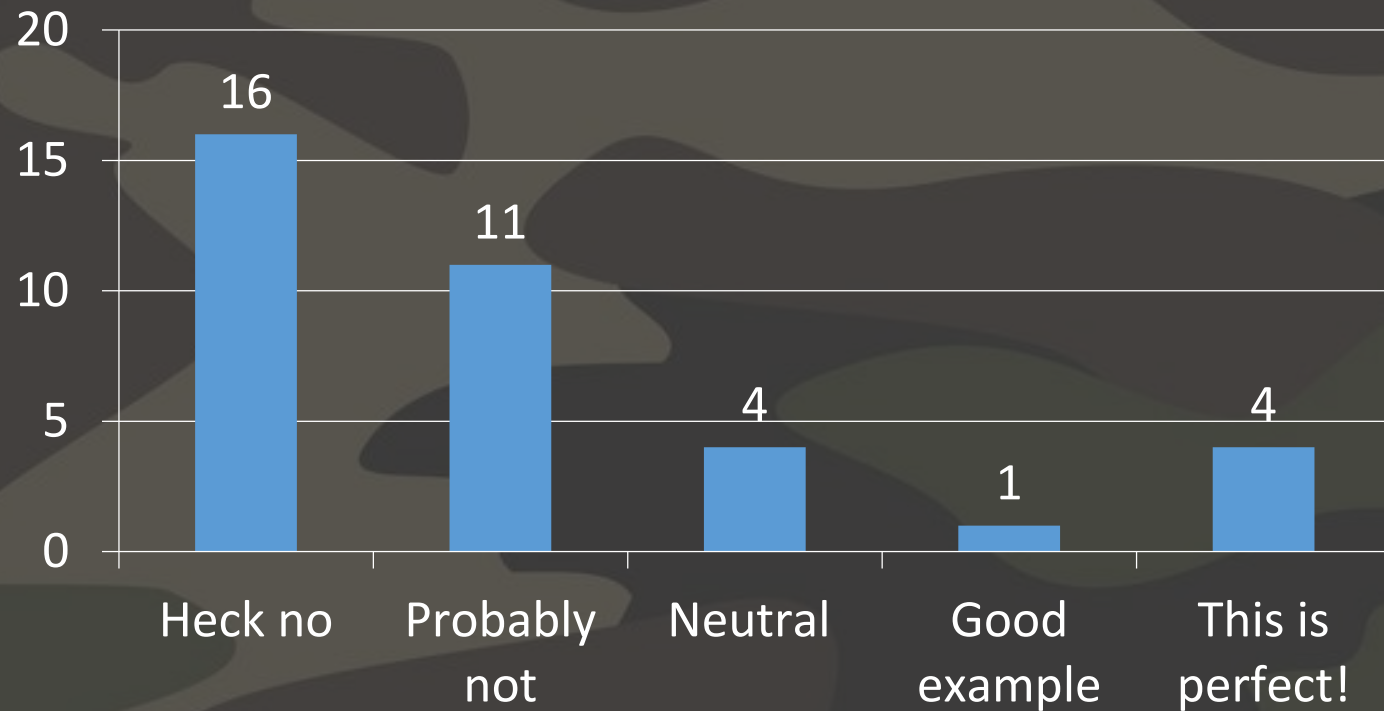
Would this building be a good fit in my town?

1. Heck no
2. Probably not
3. Neutral
4. Good example
5. This is perfect!



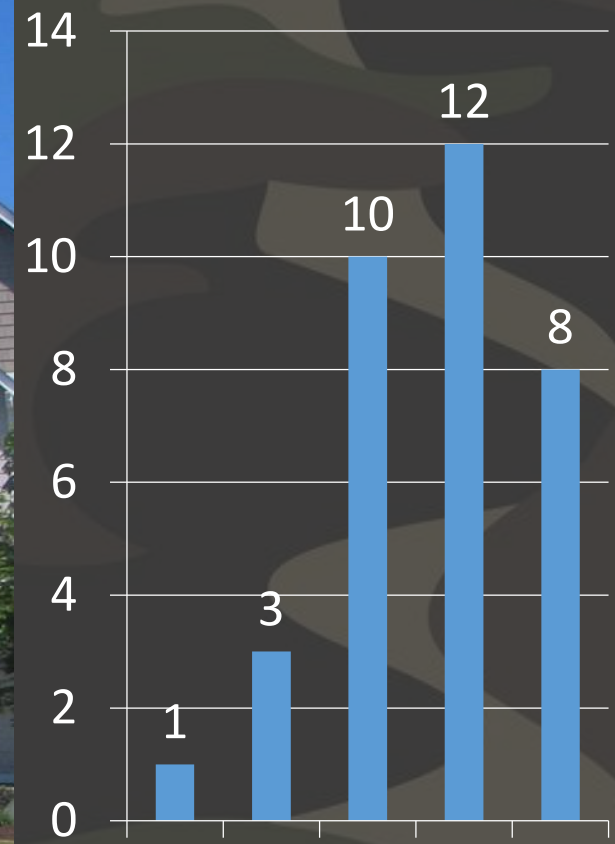
VPS Scoring

Would this building be a good fit in my town?





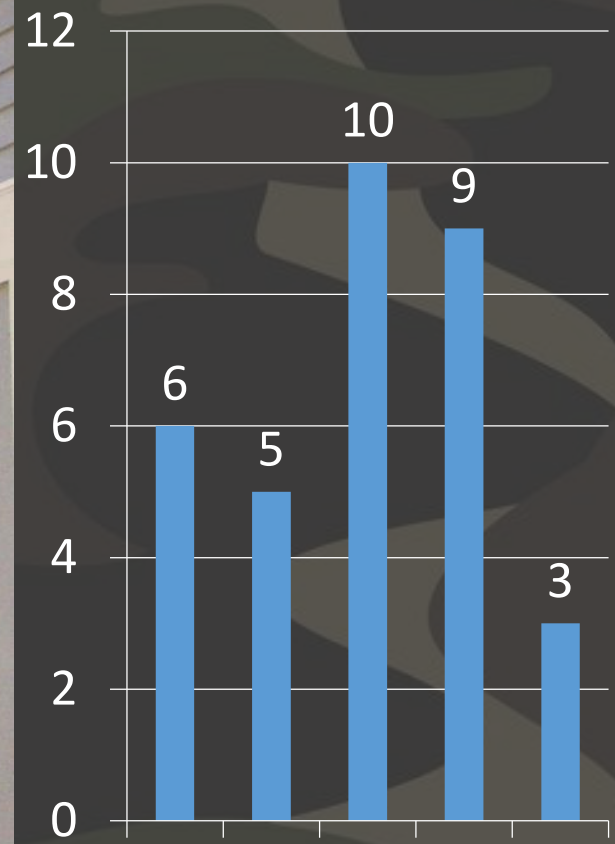
Mean Score: 3.68



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!

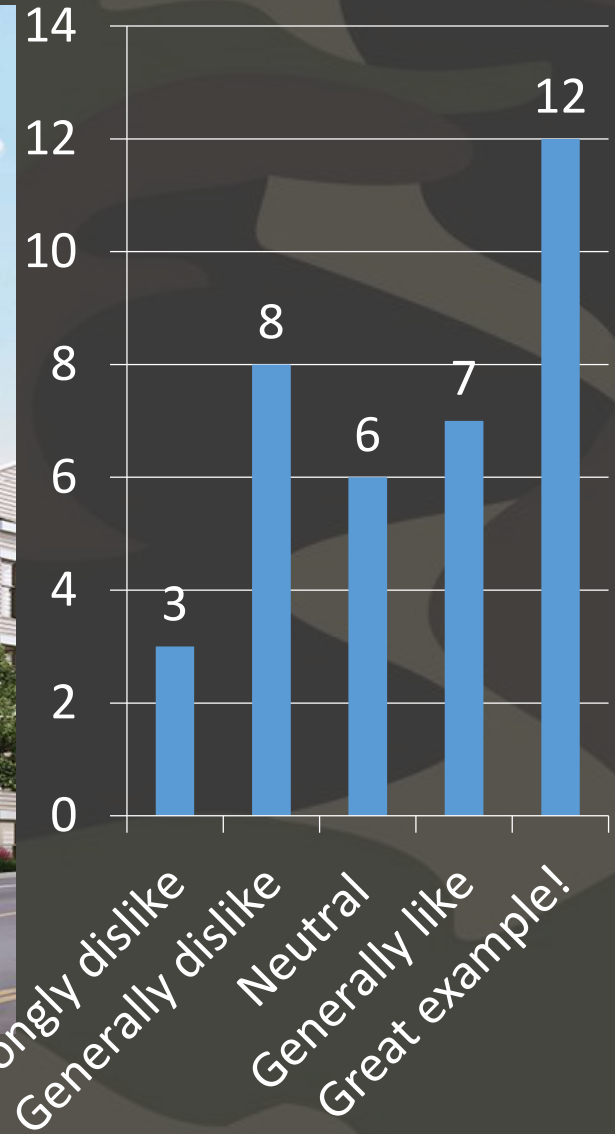


Mean Score: 2.94



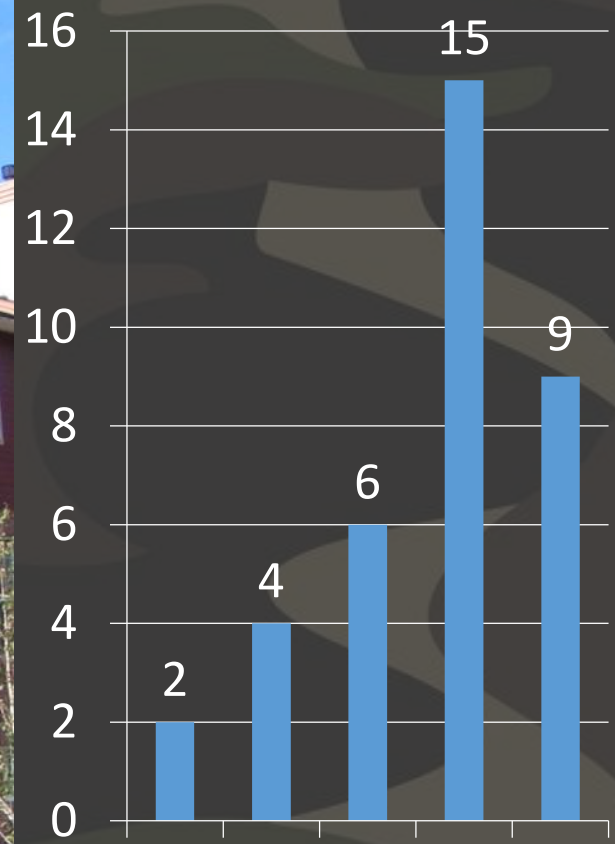
Strongly dislike
Generally dislike
Neutral
Generally like
Great example!

Mean Score: 3.47





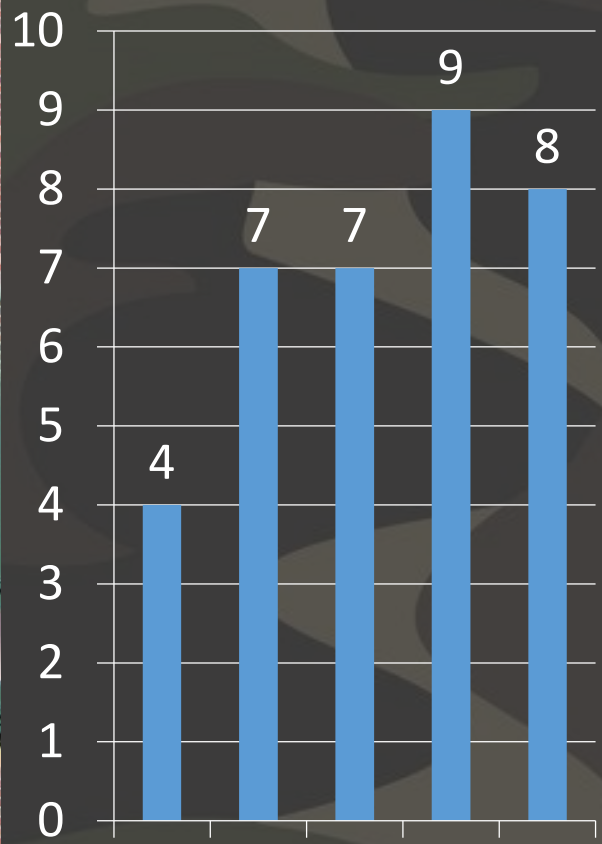
Mean Score: 3.69



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!



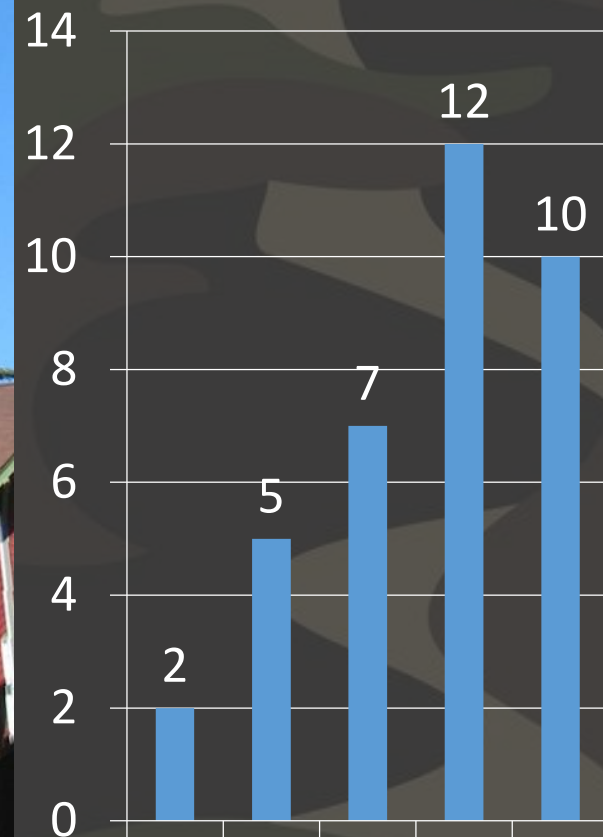
Mean Score: 3.29



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!



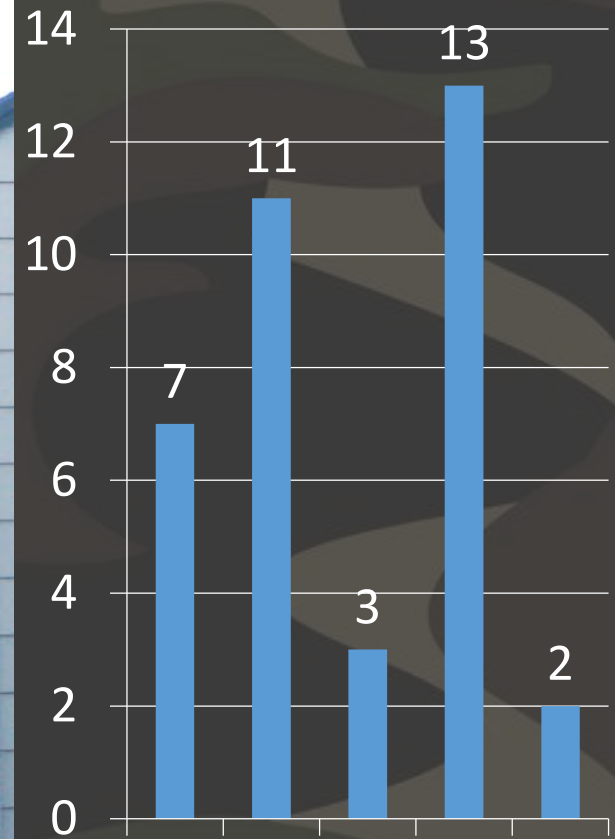
Mean Score: 3.64



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!



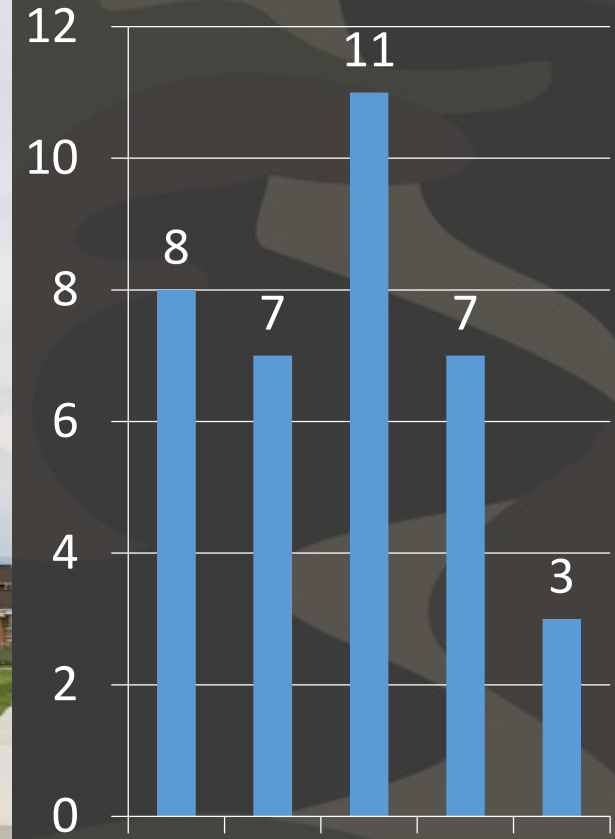
Mean Score: 2.78



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!



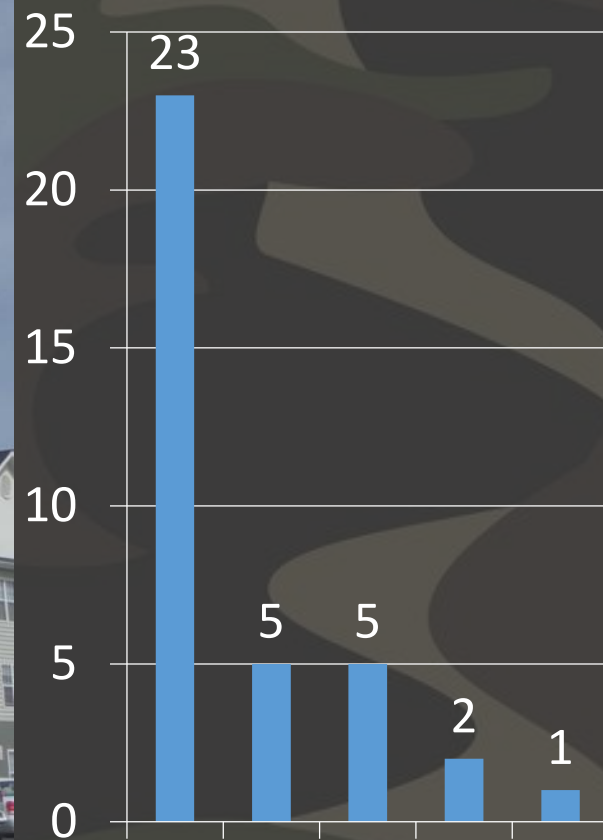
Mean Score: 2.72



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!



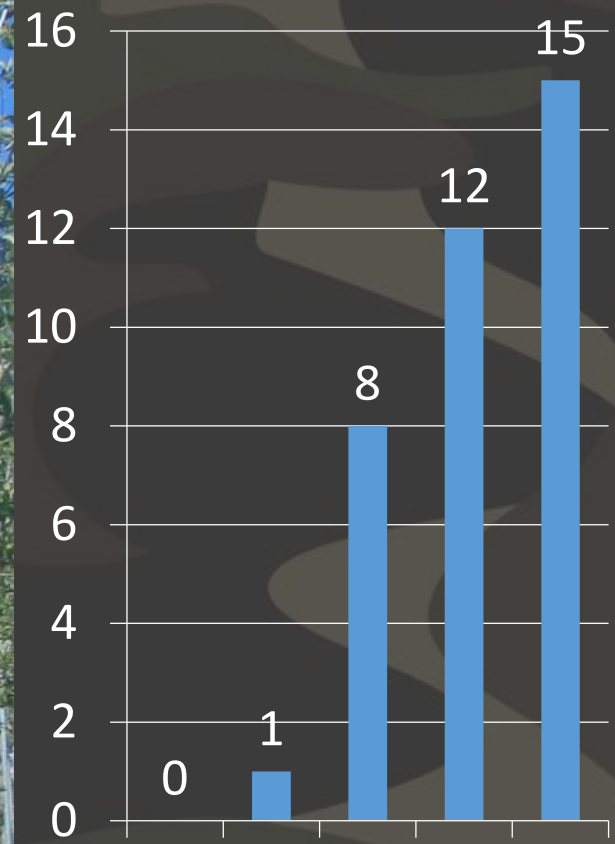
Mean Score: 1.69



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!

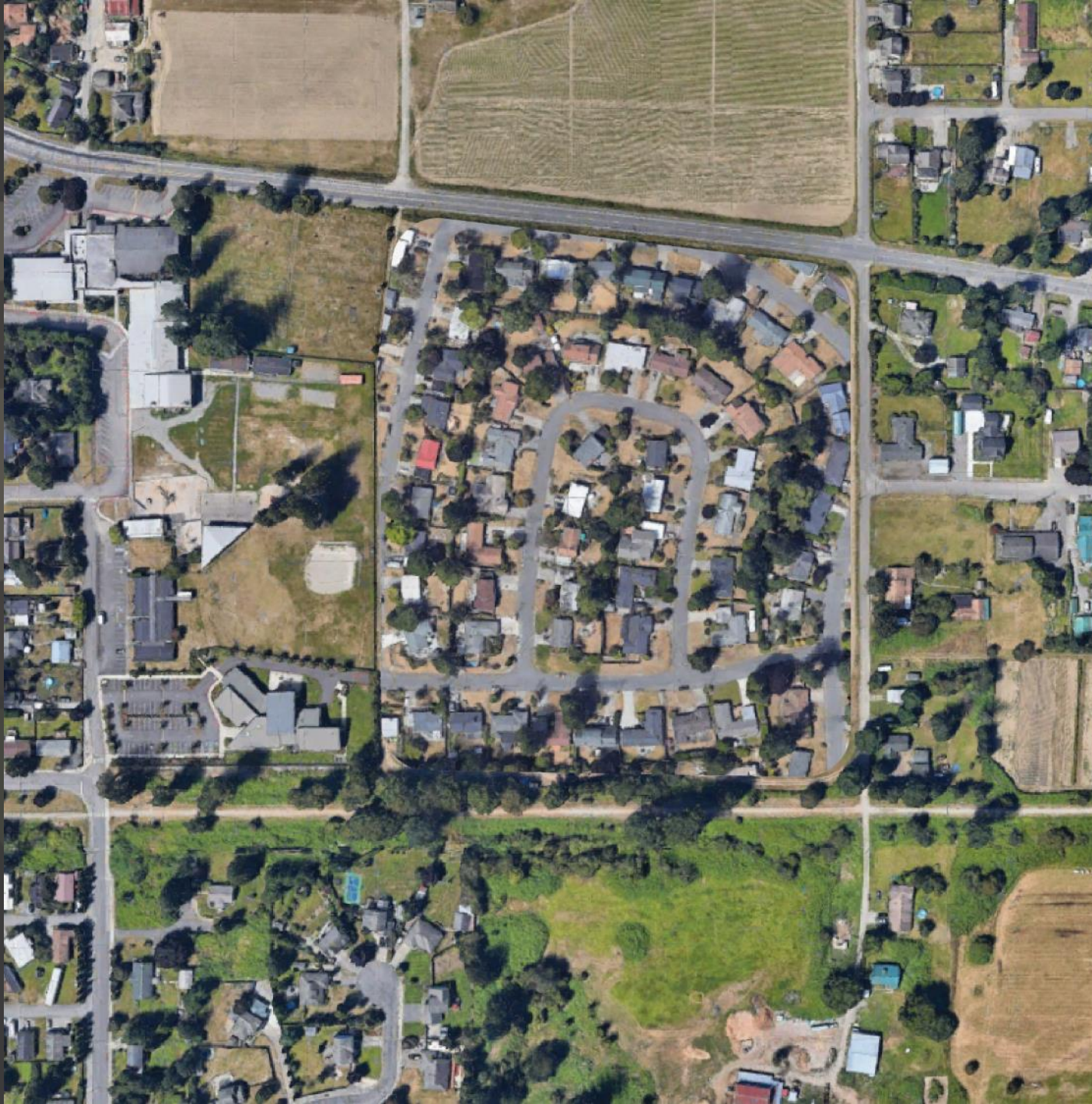


Mean Score: 4.14



Strongly dislike
Generally dislike
Neutral
Generally like
Great example!

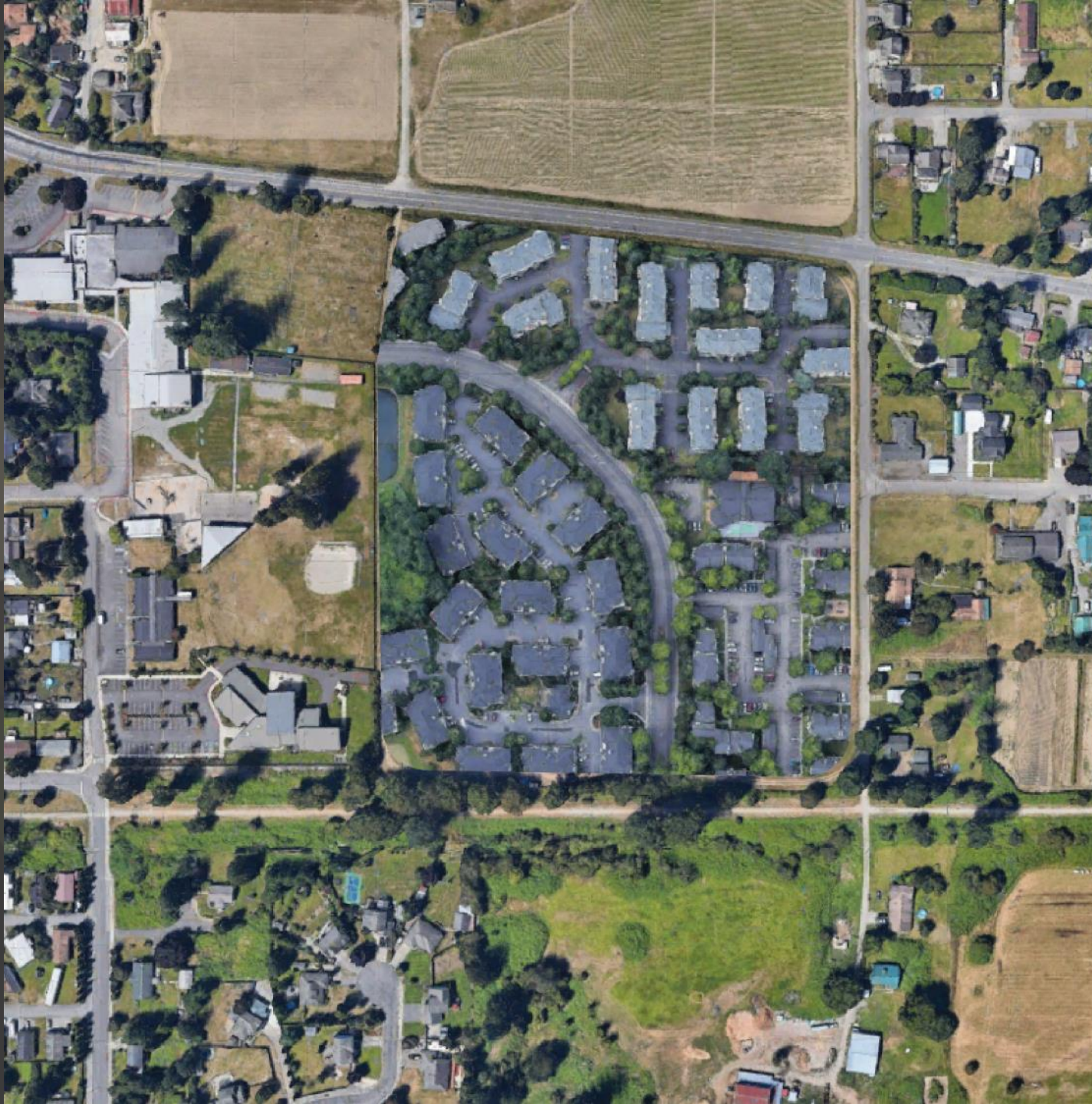
How will our
communities grow?



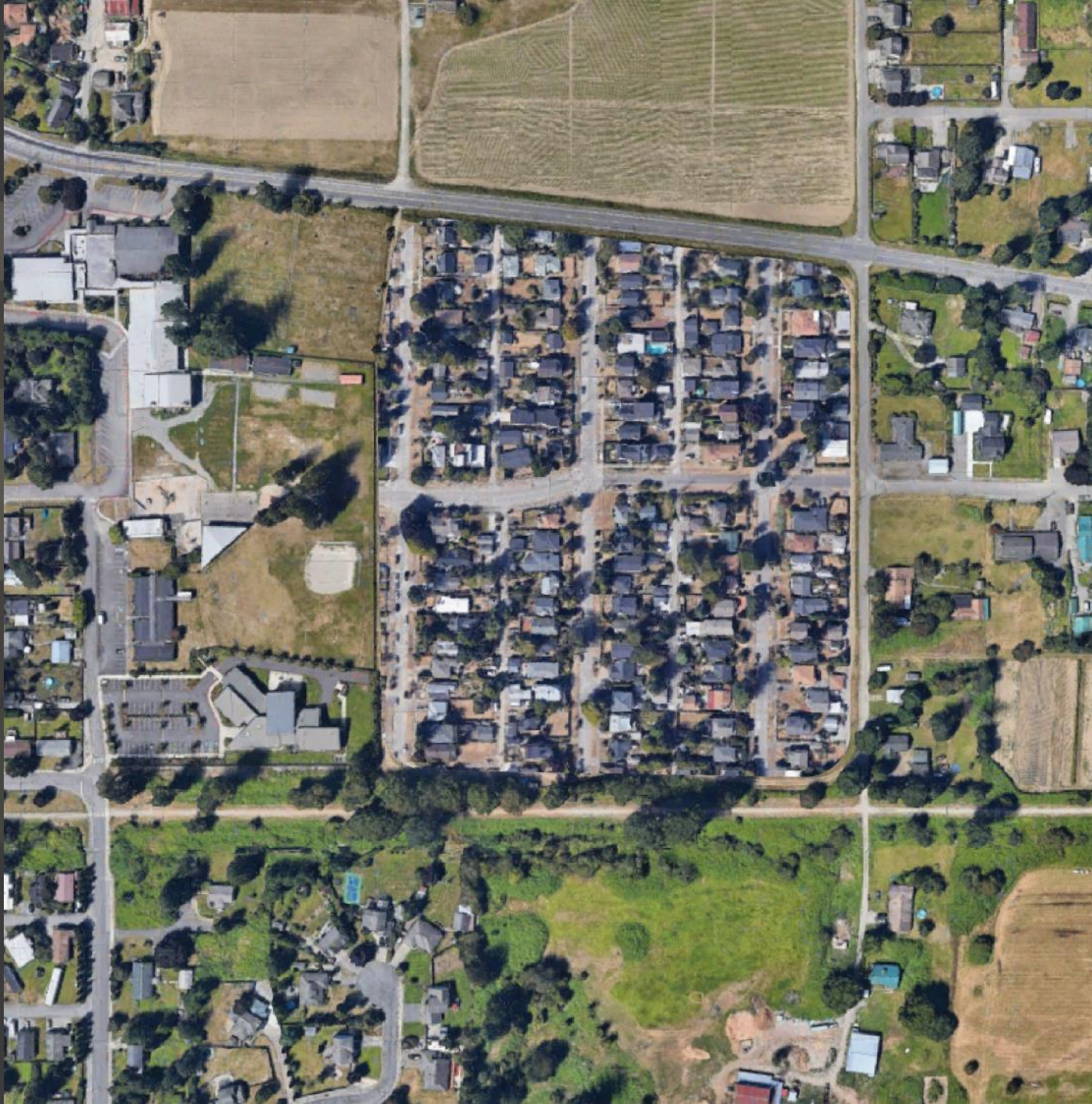
How will our
communities grow?



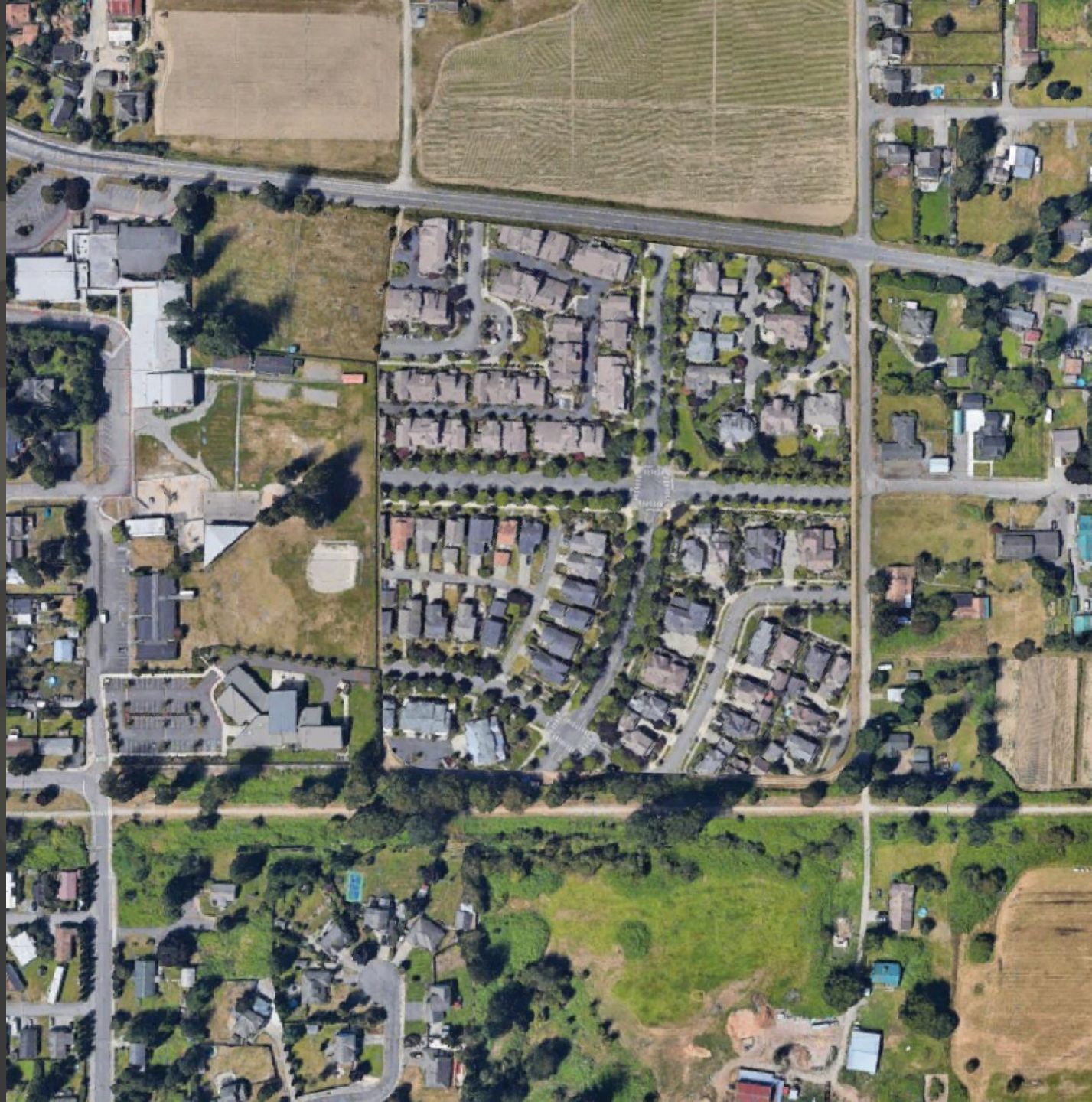
How will our
communities grow?



How will our
communities grow?



How will our
communities grow?



How will our
communities grow?



VPS resource: Missing Middle Photo Library:
[flickr.com/photos/sightline_middle_housing/](https://www.flickr.com/photos/sightline_middle_housing/)
Free and open source photos of missing middle housing



VPS Outcome in....Carnation



MU

R12

203

- Site is 18.71 gross acres
- 12 unit/net acre density maximum (R12)

Outcomes/Directives

- Promote “traditional” design
 - Pitched roofs
 - Articulated facades
 - Integrate human-scale design details
 - High quality durable materials
- Encourage a mixture of housing types
- Avoid monotony
- Extend downtown’s street grid (but allow some flexibility)
- Integrate parks and usable open space

11x17 100% scale 1" = 100'
 8.5x11 50% scale 1" = 200'



R12 Site Plan, Pocket Parks, 18-0702
 (07/02/2018, 04:35 pm)

CARNATION ELEMENTARY SCHOOL
 RIVERVIEW LEARNING CENTER

11x17 100% scale 1" = 100'
 8.5x11 50% scale 1" = 200'



R12 Site Plan, Central Park, 18-0627
 (07/03/2018, 02:59 pm)

CARNATION ELEMENTARY SCHOOL
 RIVERVIEW LEARNING CENTER

scale 1" = 100'
 scale 1" = 200'



18-0627

CARNATION ELEMENTARY SCHOOL
 RIVERVIEW LEARNING CENTER

scale 1" = 100'
 scale 1" = 200'



CARNATION ELEMENTARY SCHOOL
 RIVERVIEW LEARNING CENTER

scale 1" = 100'
 scale 1" = 200'









18-0627

CARNATION ELEMENTARY SCHOOL
 RIVERVIEW LEARNING CENTER

R12 Zone Development Conceptual Example

August 10, 2018

- 35 units  Single Family Detached
- 8 units  Cottage Housing
1/2 units for density purposes
- 49 units  Townhouse
- 29 units  Live-Work Townhouse
- 20 units  Apartments
- Lot Line
- Setback Line
-  Parking

Site Stats

- Gross Area 18.71 ac
- Public ROW 4.31 ac
- Park 2.42 ac
- Net Area 11.98 ac
- Units 137
- Density 11.44 du/net acre





10000 10000 10000 10000

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R-12 Changes

Adjustments to ensure a mix of housing types:

- Allow duplexes and multifamily – provided they meet strict design standards
- Require a mix of housing types
 - Detached single family
 - Cottages
 - Duplexes *(only when served by alley or shared access)*
 - Townhouses *(only when served by alley or shared access)*
 - Multifamily



.....Mixture of Housing Types

10-acre site or more

- At least **three** different housing types
 - Detached single family
 - Cottages
 - Duplexes (*only when served by alley or shared access*)
 - Townhouses (*only when served by alley or shared access & only up to 5 attached*)
 - Multifamily
- No single housing type may occupy more than **60%** of total dwelling units on the site

5-10-acre site

- At least ~~three~~ **two** different housing types
 - Detached single family
 - Cottages
 - Duplexes (*only when served by alley or shared access*)
 - Townhouses (*only when served by alley or shared access & only up to 5 attached*)
 - Multifamily
- No single housing type may occupy more than ~~60~~ **80%** of total dwelling units on the site

Sites less than five acres are exempt from this housing mix requirement

Other R-12 Changes

- Instituting a minimum density: 8 dwelling units/acre
 - Promotes integration of a mixture of housing types
 - Close in development within walking distance of downtown businesses
- Reducing minimum lot width (from 60-40')
- Adjusting 25' max building height:
 - Allow increase to 35' when over 100' from a single family zone

Increase from 25' to 35' when
100'+ from edge of the zone



*Allows more
flexibility for
townhouses and
multifamily uses*



R-12.....Integrate a Street Grid

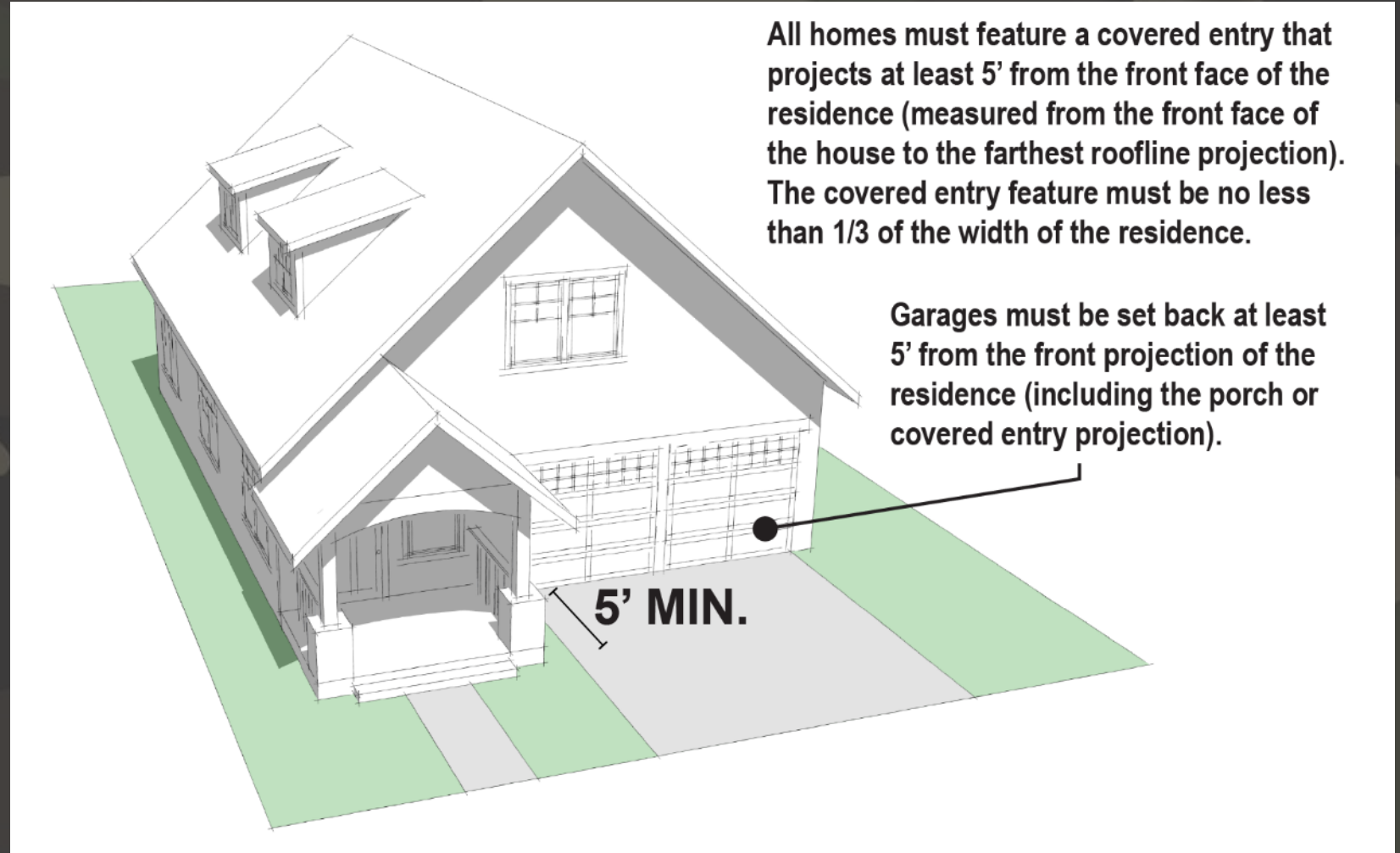
Generally consistent downtown

- Alley loaded east-west blocks no longer than 650 feet and between 200-250 feet wide
- Extensions of existing streets around the edge of the site are required.
- Exceptions and variation from the street grid will be allowed for the integration of parks, trails, and public facilities.



R-12....Design Standards for Single Family & Duplexes

Similar to what's
been adopted for
R-6



Architectural Character

Rather than legislate specific styles, the standards focus on the following façade design elements

- Façade articulation
- Façade details
- Window design
- Materials
- Roofline design

Housing Diversity – Other Considerations & Case Studies

Exploring / Evaluating Options

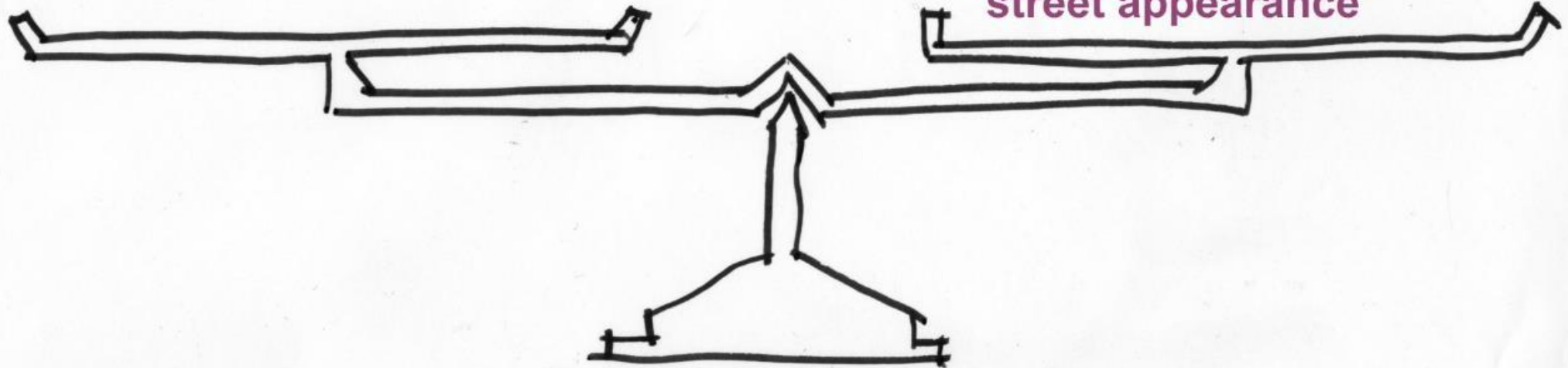
Increased density with better design assurances

GREATER ZONING FLEXIBILITY

- Dimensional adjustments
- Greater densities if compatibility is achieved
- Increased housing types
- Permit process simplified.

GREATER DESIGN CONTROL

- **Compatibility with neighbors**
- **Adequate parking**
- **Privacy and livability maintained**
- **Higher quality and better street appearance**

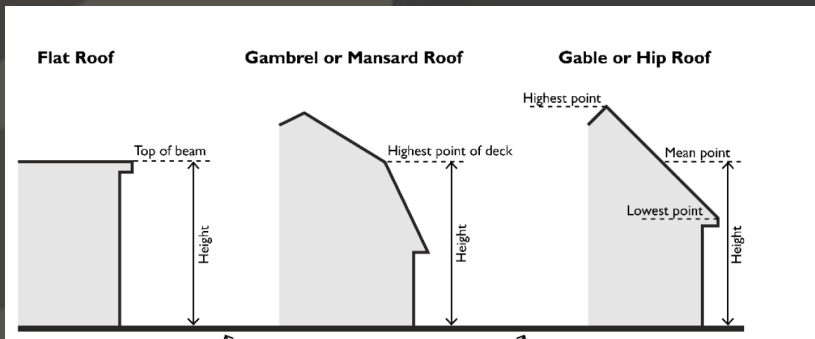


Educating participants

1. Clearly communicate issues & challenges
2. Bring in experts
3. Go on tour – real or virtual
4. Case studies

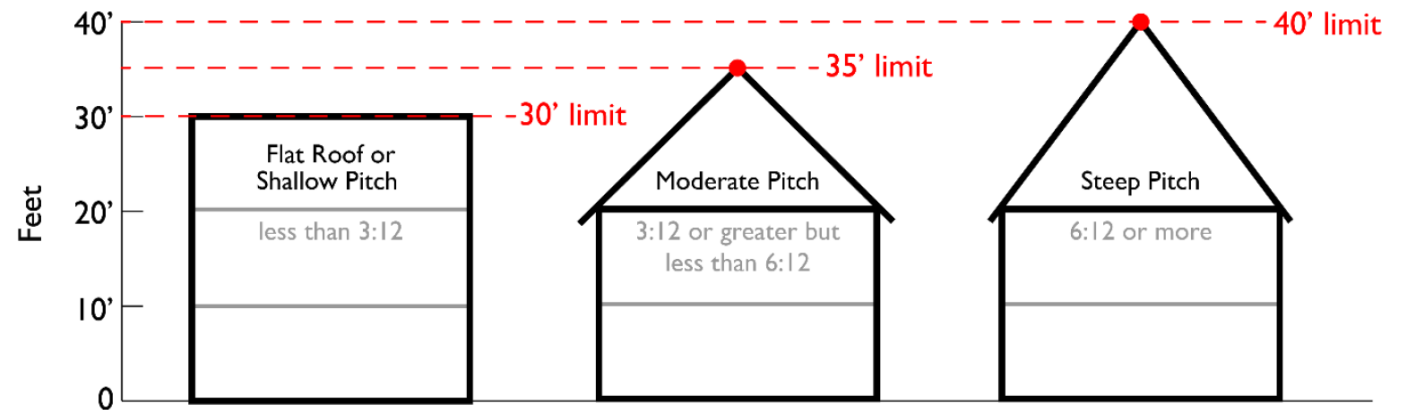
Educating Participants

Clearly communicating issues/challenges



Considerations

Consideration	Possible Benefits	Potential Drawbacks
<p>1a Keep the proposed approach, but further clarify how buildings with multiple pitched rooflines are measured (including providing examples) and add an absolute limit for pitched roof forms.</p>	<p>Prevents 3-story flat roofed buildings and provides greater flexibility to pitched roof forms while limiting loopholes for much taller buildings</p>	<p>Provision makes buildings on a sloping site more challenging (with reduced limit)</p>
<p><i>See images above for graphic example</i></p>		
<p>1b Retain the current method of measuring height (to the top of the structure), reduce limit from 35' to 30', but offer between 5-10' of additional height for pitched roof forms (of a particular roof pitch or greater)</p>	<p>Prevents 3-story flat roofed buildings and provides greater flexibility to pitched roof forms while limiting loopholes for much taller buildings</p>	



Allows for a story flat roofed

Educating Participants

Bring in experts

Panelists weigh in with ideas for attracting future development to Mountlake Terrace

July 14, 2018



Moderator Bill Trimm, left, with panelists Chris Fiori and Bob Tiscareno



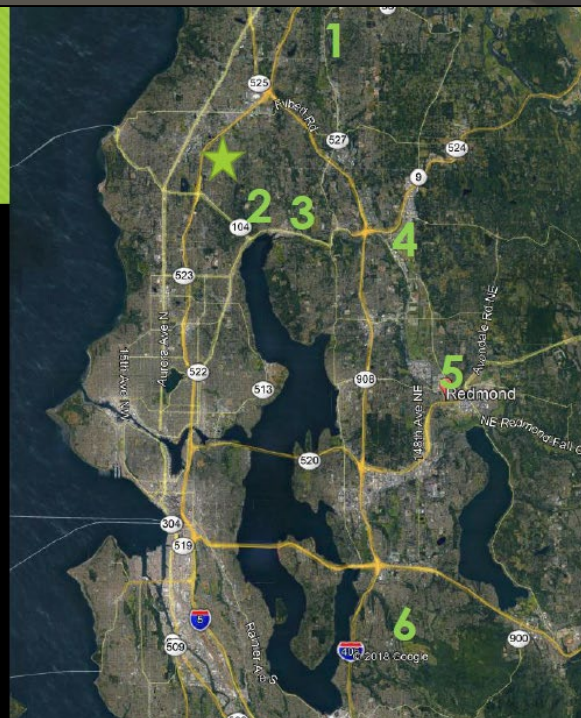
Educating Participants

Go on our tour – real or virtual



The Tour

1. Mill Creek Town Center
2. Kenmore
3. Bothell
4. Woodinville
5. Redmond
6. Newcastle



Educating Participants

What tools are other communities using.....

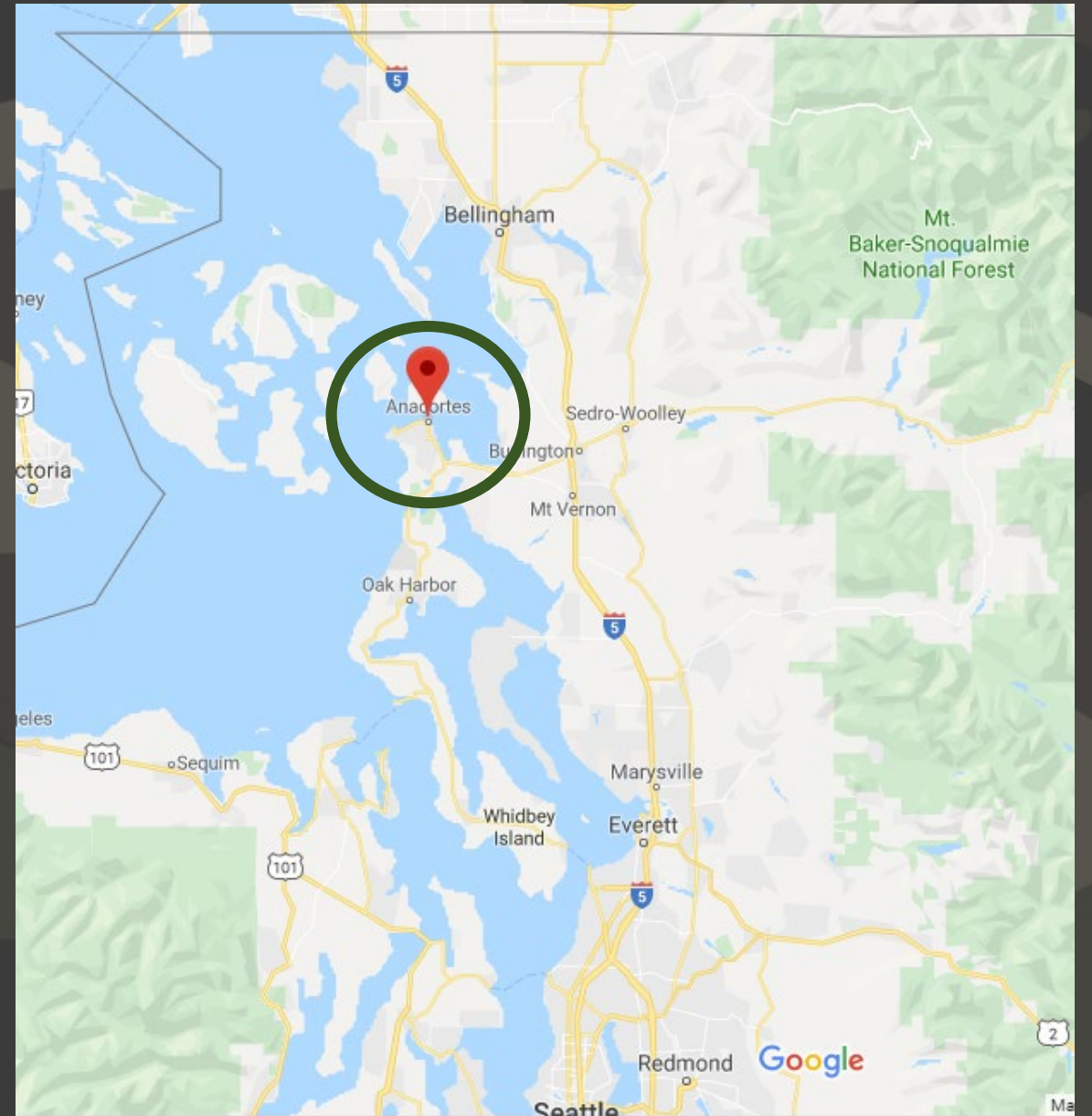
City and subarea	Approach	Key station area minimum parking ratios
Shoreline Base: 20.50.390 Reduction: 20.50.400(A)(5) and 20.50.400(F)	25 percent reduction for all uses within ¼ mile of light rail station.	<ul style="list-style-type: none"> • Multifamily <ul style="list-style-type: none"> ○ 0.56 per studio and 1 bedroom ○ 1.13 per 2+ bedrooms • Professional office, 0.75 per 500sf • Retail, 0.75 per 400sf • Restaurant, 0.75 per 75sf • Hotel, 0.75 per unit
SeaTac Base: 15.455.120 Reduction: 15.310.310	Variable percentage reduction for most uses within approximately ¼ mile of light rail station. <ul style="list-style-type: none"> • 35% - Residential • 40% - Government, business services, manufacturing • 30% - Recreational and cultural, retail and commercial 	<ul style="list-style-type: none"> • Multifamily <ul style="list-style-type: none"> ○ 0.65 per studio ○ 0.98 per 1 bedroom ○ 1.3 per 2+ bedrooms • Professional office, 0.6 per 300sf • Retail, 0.7 per 250sf • Restaurant, 0.7 per 150sf • Hotel (no shuttle service), 0.63 per room
Lynnwood - City Center zones Base: 21.18.800 Reduction: 21.60.400(D)	Hybrid of specific ratios by zone and 20 percentage reduction for most other land uses. City Center zoning extends up to 1 mile from the future light rail station. Includes maximums.	<ul style="list-style-type: none"> • Residential, 0.5 per unit • Professional Office, 2 per 1,000gfa • Retail, 3 per 1,000gfa • Restaurant, 1 per 4 seats • Hotel, 1 per room

Case Studies/Solutions

1. Anacortes
2. Wenatchee

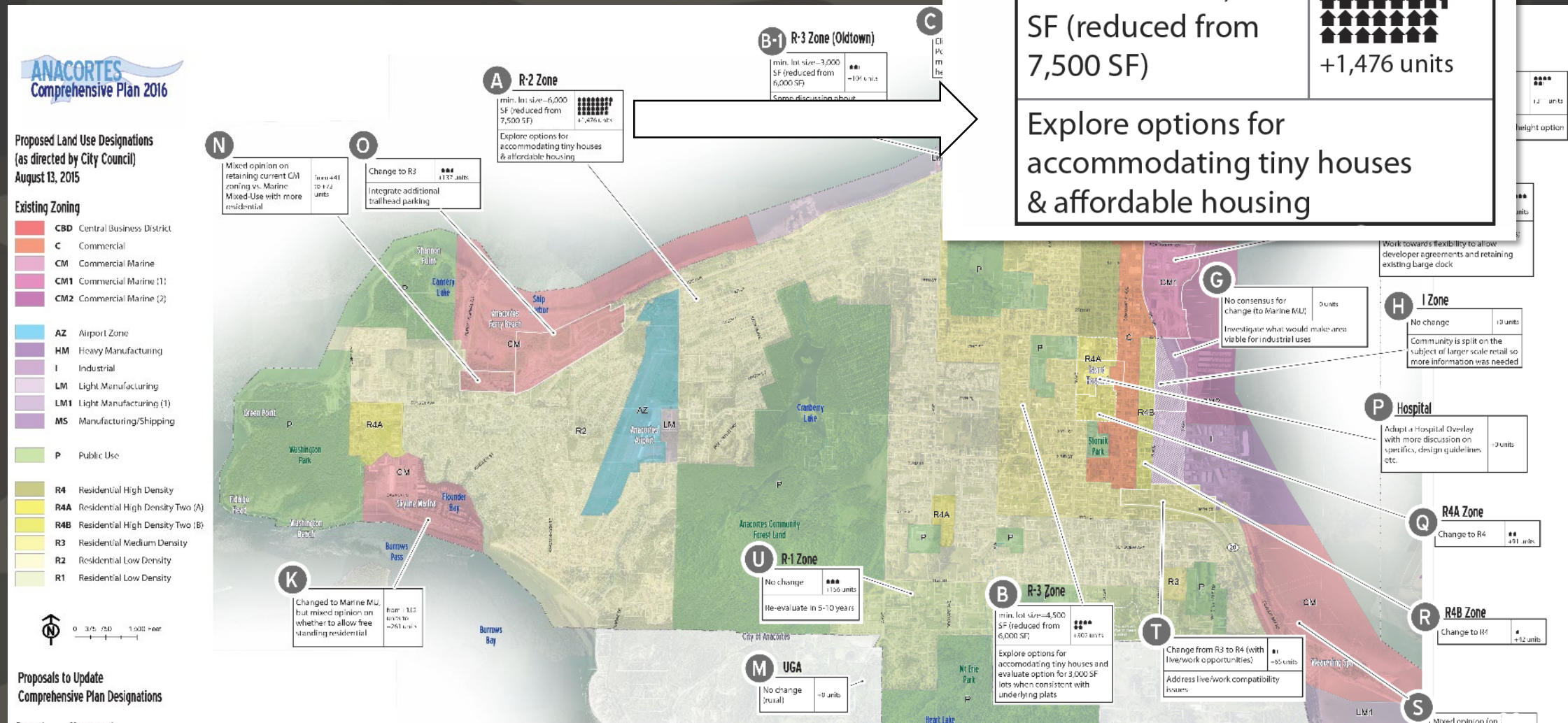
Anacortes

A little of Everything!



Exploring / Evaluating Options

Statistics, bang for buck, +/-



A R-2 Zone

min. lot size=6,000 SF (reduced from 7,500 SF)



+1,476 units

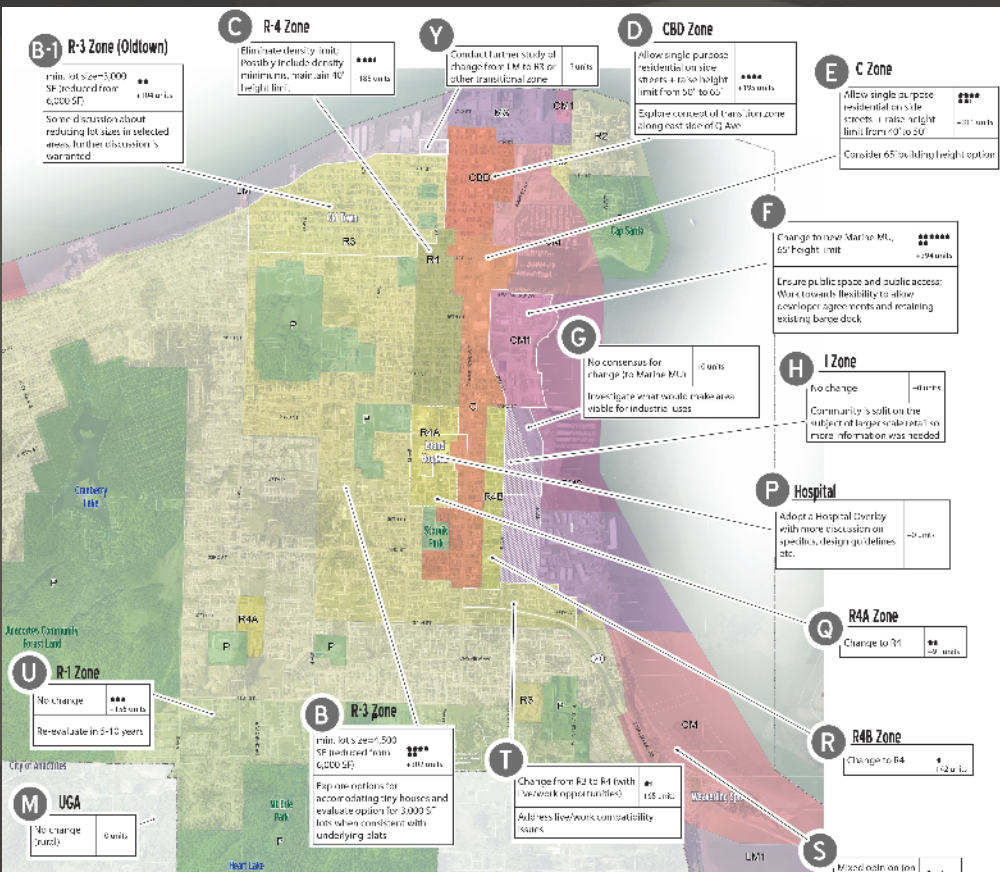
Explore options for accommodating tiny houses & affordable housing

UPDATED

Affordable Housing How The Code May Affect Housing Prices

Anacortes

A little of Everything!



Increasing Housing Supply

Both the Comprehensive Plan and draft development regulations call for strategic lot size reductions, density increases, and new housing opportunities that should increase the supply of new housing (compared to development under the existing code).

Diversifying Housing Options

Proposed development regulations allow for a wider range of housing choices than are currently allowed. Cottage housing, small lot homes, accessory dwelling units, and townhouses can provide multiple options for people at all incomes levels.

Reducing House Sizes

The proposed floor area ratio limits and cottage housing provisions limit the size of homes and thus will have obvious impacts on the cost of such homes.

Affordable Housing Incentives

Height bonuses under consideration in the C, CBD & MMU zones are planned be tied to affordable housing (AH) requirements. Affordable housing bonus incentives in other zones and fee waivers are being explored. Per City Council direction, draft code language has been developed to facilitate potential affordable housing developments within a limited area on an accelerated schedule.



Examples of housing types that would be newly allowed or easier to build under the proposed code changes



Anacortes

A little of Everything!

Accessory Dwelling Units (ADUs)

What is an ADU?

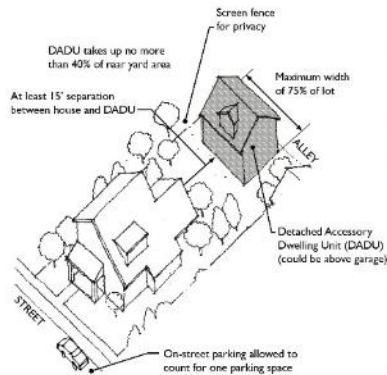
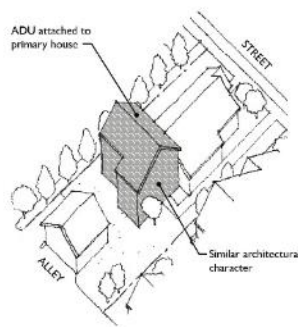
ADUs are extra living units associated with a single family home. They can either be within the home, such as in a basement or above a garage, or detached and located in a yard (often referred to as a "backyard cottage").

Are they allowed now?

- Yes, allowed in all residential zones and subject to standards
- The home or ADU must be occupied by one or more property owners
- May be within a single family home (attached) or detached
- May be up to 900sf in area
- A total of 3 off-street parking spaces for the home & ADU are required
- Height limit is 16' for detached ADUs

Proposed Concepts

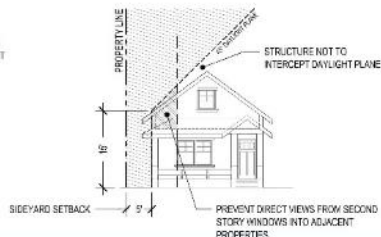
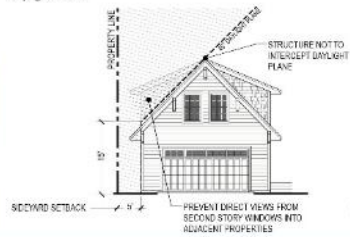
ADU/DADU Location



Examples



Daylight Plane



Permitted Housing Types Proposed Concepts

- Not allowed
- Allowed in limited cases
- Permitted use

Black text indicates no changes from current code.
Red text indicates proposed concepts.

Standard	R-1	R-2	R-3	R-4	C/CBD	MMU
Single Household Family - Standard Lot 	●	●	●	●	●	●
Single Family Dwelling - Small Lot (lots <5,000sf) 			○	●	●	●
<small>Lots <5,000sf not currently allowed, except through special review process; Suggest allowing them as part of density averaging approach provided design standards are included to ensure minimum usable open space and minimizing impacts of garages and driveways.</small>						
Accessory Dwelling Unit (ADU) 	○	○	●	●	●	●
<small>Revise provisions to allow freestanding ground level and attached ADU's provided ownership, parking, and setback provisions are met. Relax lot size and width requirements for ADU's but include provision to ensure minimum usable open space in rear yard</small>						
Cottage Housing 		●	●	●	●	●
<small>Adopt new provisions allowing for cottage housing developments in these zones. Cottages shall be 1 to 1-1/2 stories, no more than 1,200sf, clustered in groups of 4-12 around a central open space and feature prominent front porches. For density purposes, each cottage is = to one-half dwelling unit, since they are very small and less density impact.</small>						
Duplex 			●	●	●	●
Townhouse 			○	○	●	●
<small>Relax lot requirements that currently only allow very large townhouses. Use density averaging to ensure that levels of development are appropriate. Add new design standards for building massing, facade articulation & minimum open space.</small>						
Apartments 					●	●
Apartments in Mixed-Use Structure 					○	○



Anacortes

Height bonus – one extra floor in multiple zones via:

Option 1: Small units

Option 2: Affordable units



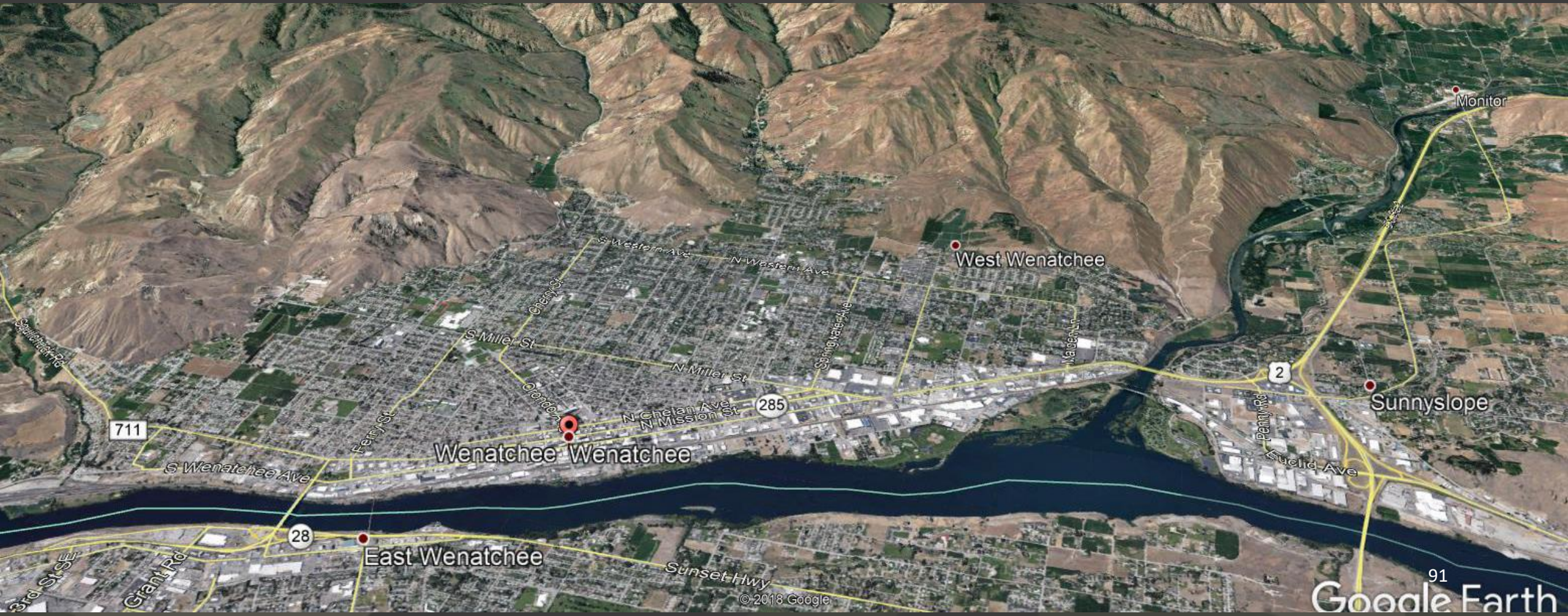
Anacortes

Proposed development
utilizing small unit
option on site below



Wenatchee

- A little bit of everything!

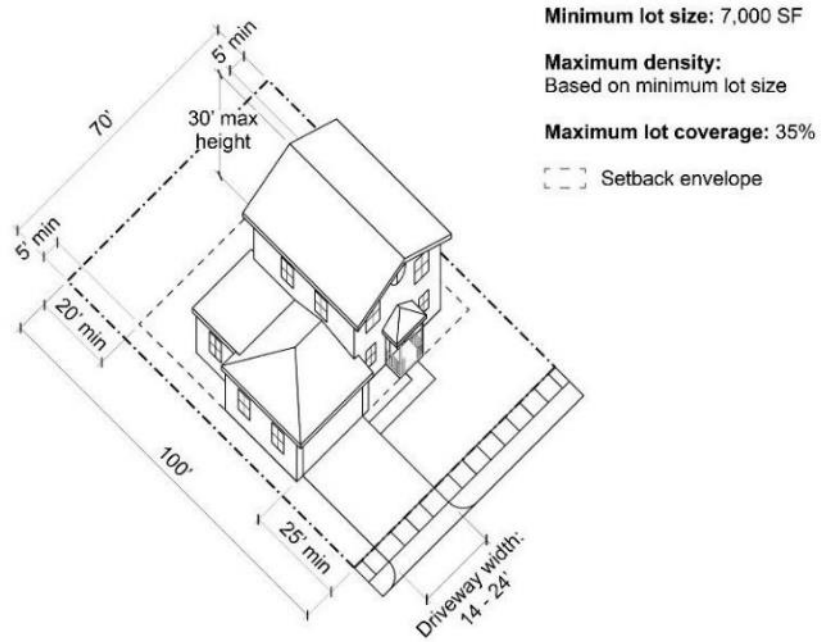




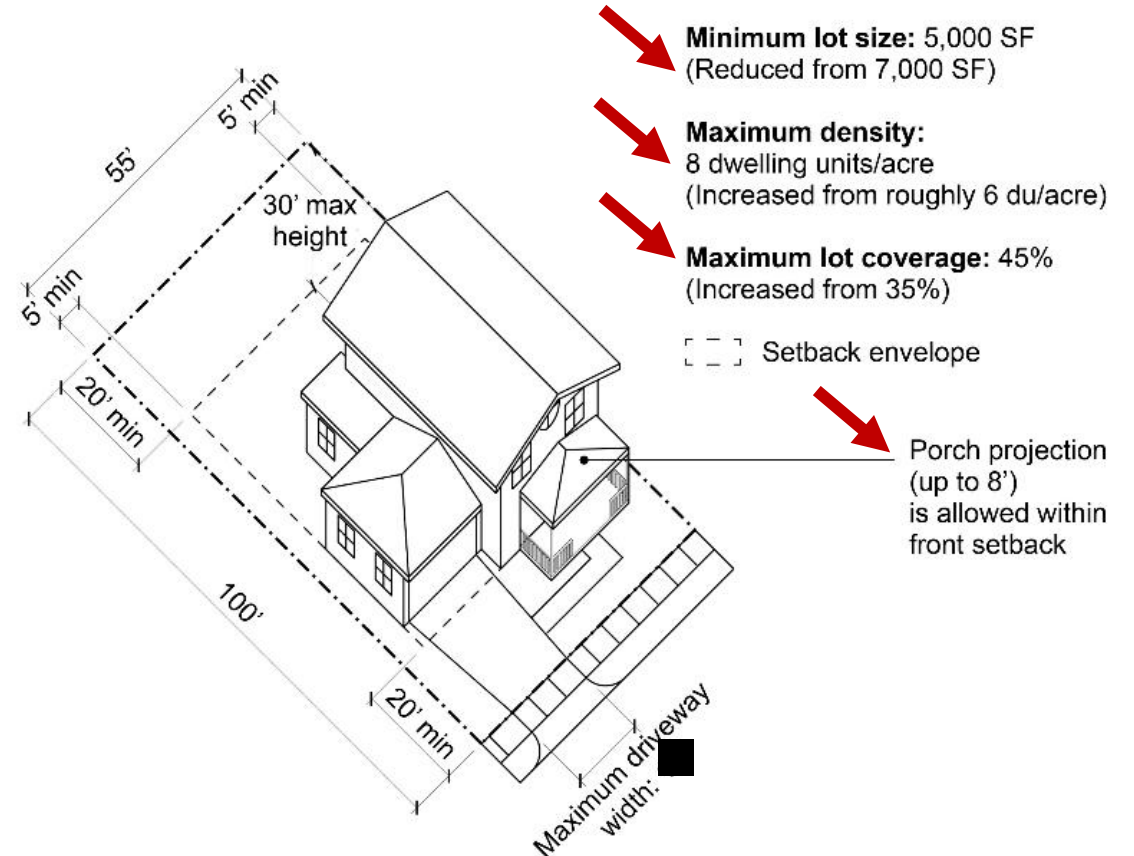
r
e

Strategic lot size reduction / clustering flexibility

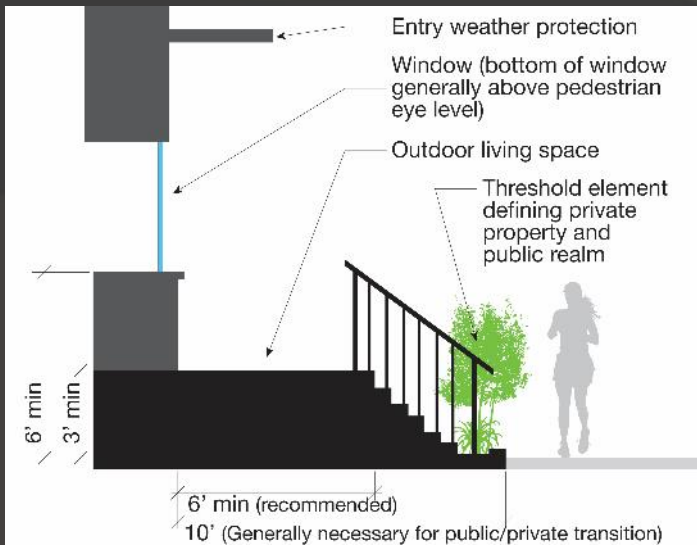
EXAMPLE LOT/HOUSE AT MINIMUM LOT SIZE



EXAMPLE LOT/HOUSE AT MINIMUM LOT SIZE (FOR SINGLE FAMILY)







Entries and relationship to the street – private and welcoming

standards



Parking and open space arrangements

