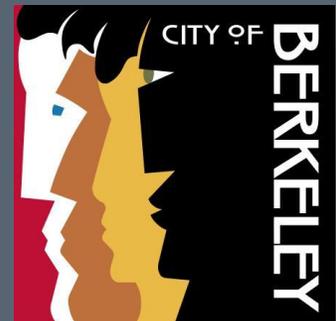


Zoning Map Amendments

R-1A to R-2

PLANNING COMMISSION PUBLIC HEARING
June 4, 2025



PRESENTATION

- 1. Introduction and Background**
- 2. Zoning Map Amendment:
R-1A to R-2**

MIDDLE HOUSING ZONING CHANGES

- 1. Zoning Ordinance Text Amendments**
- 2. Zoning Map Amendment**
- 3. General Plan Text Changes**
- 4. General Plan Map Amendments**

MIDDLE HOUSING ZONING CHANGES

**1. Zoning Ordinance Text
Amendments**

2. Zoning Map Amendment

3. General Plan Text Changes

**4. General Plan Map
Amendments**

Background

Planning Commission Meeting

- **February 7, 2024 Middle Housing Zoning Amendments Public Hearing**
 - *PC recommended adoption of Zoning Map amendment*

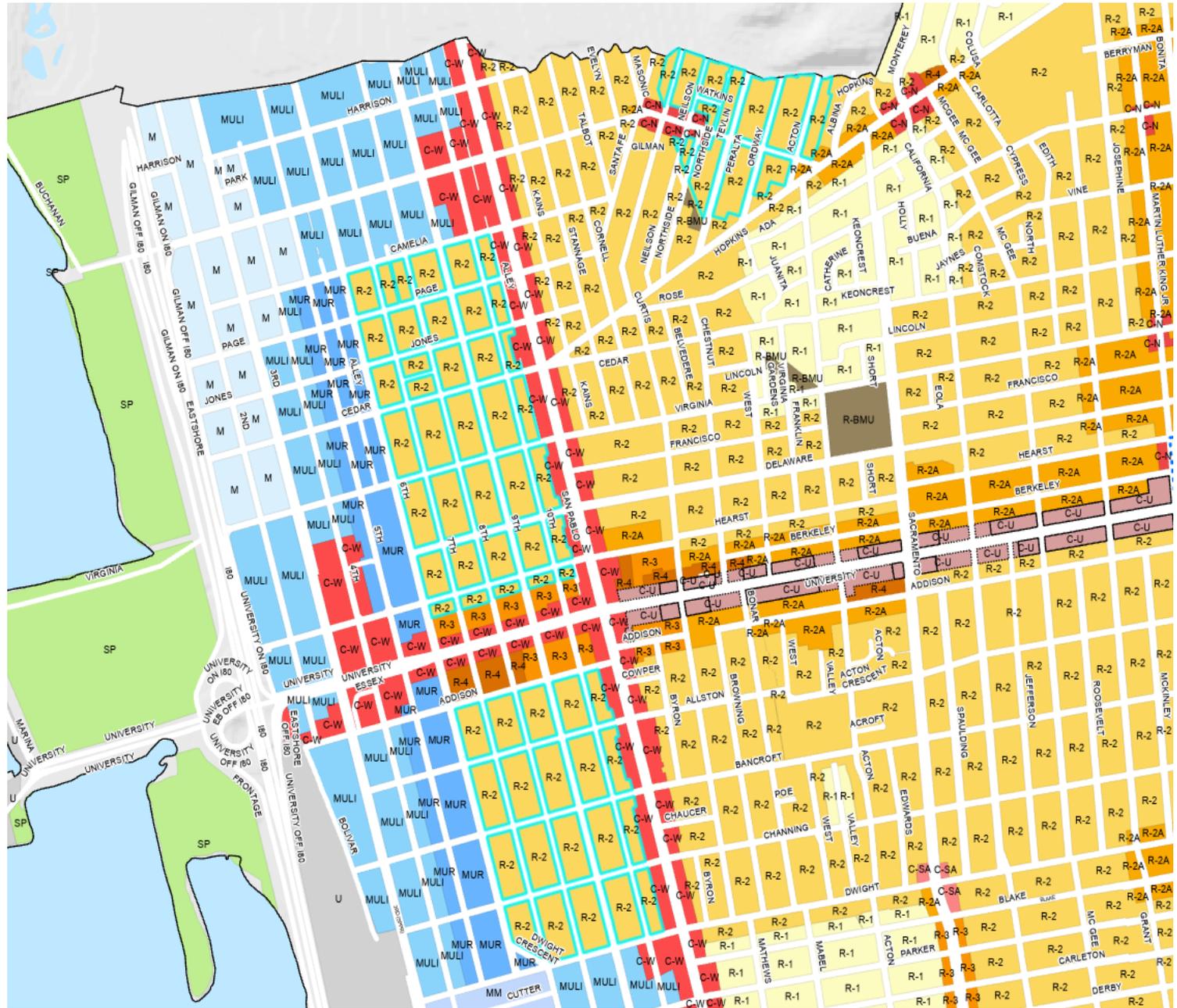
City Council Meetings

- **Middle Housing Public Hearing: July 23, 2024**
 - *CC did not recommend changes to Zoning Map amendment*
- **Middle Housing Public Hearing: April 29, 2025**

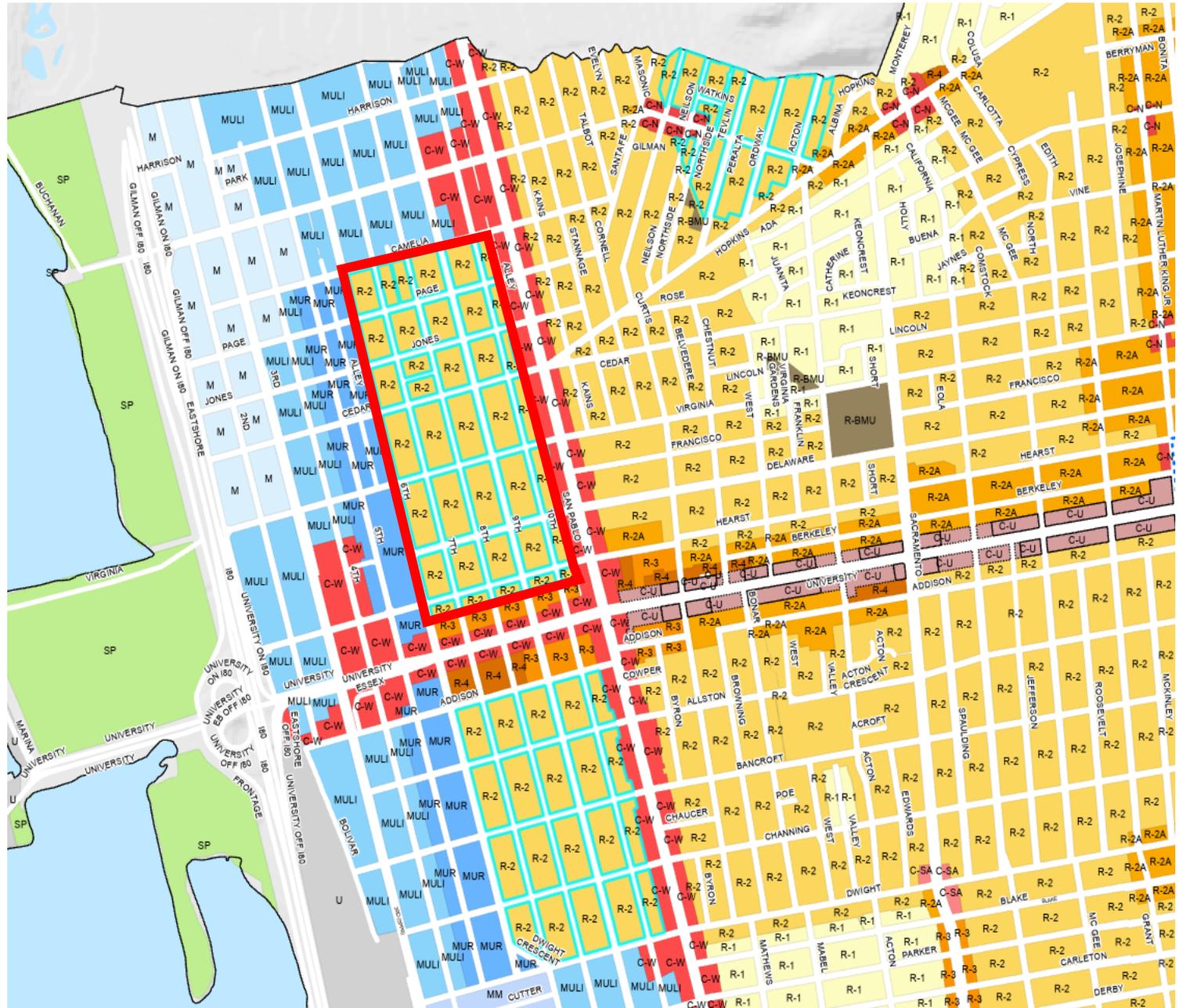
Noticing Requirements for Zoning Amendments (BMC Section 23.404.050)

Zoning <i>Text</i> Amendments	Zoning <i>Map</i> Amendments (5 acres or more)
Post notice at Civic Center, Permit Service Center, and Central Library	Post notice at Civic Center, Permit Service Center, and Central Library
Neighborhood and community organizations	Neighborhood and community organizations
Any person who has requested notice	Any person who has requested notice
Newspaper: 7 days before public hearing	Newspaper: 14 days and 7 days before public hearing
	All property owners and residents
	Posting on each street frontage

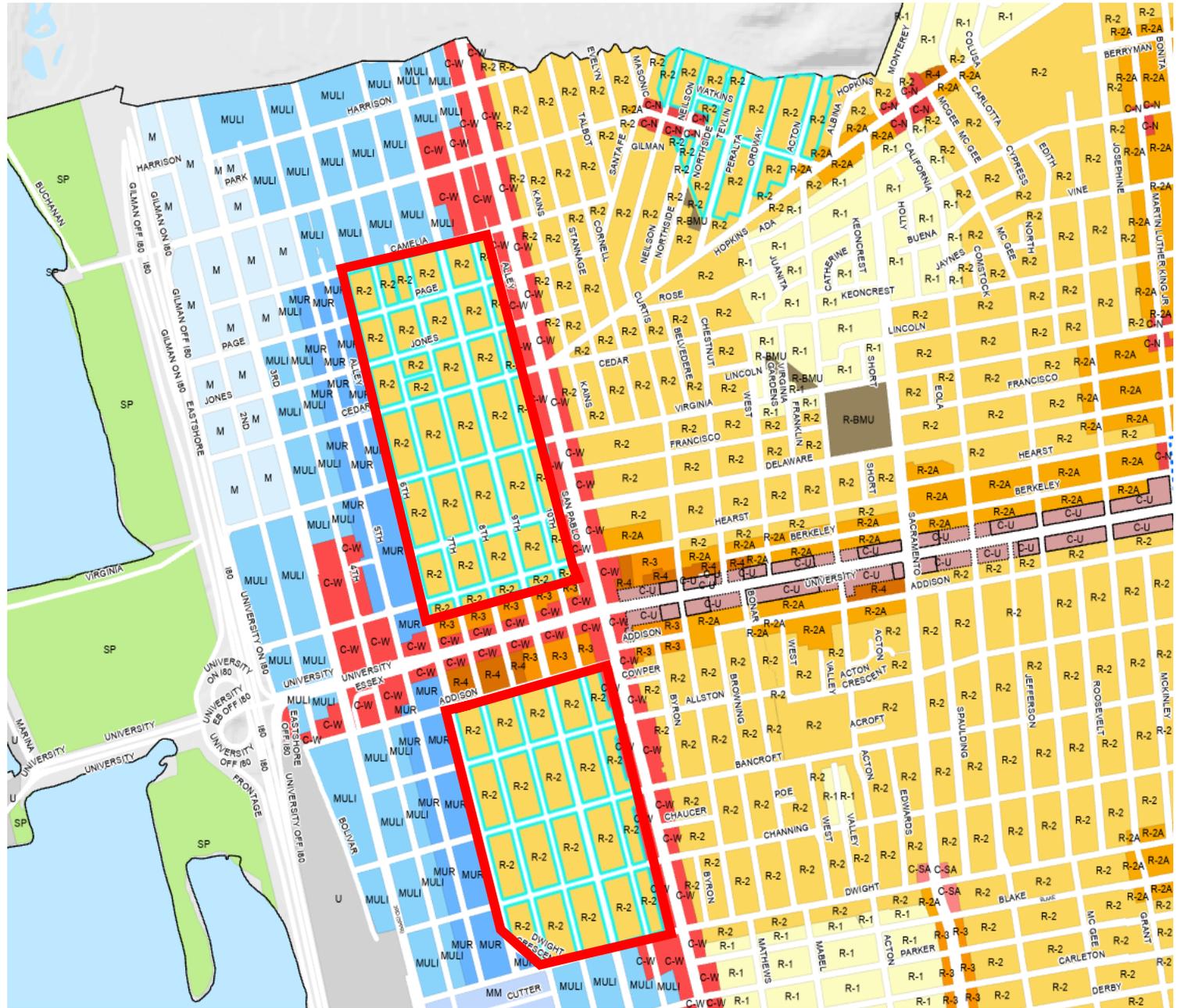
Zoning Map Amendment (R-1A to R-2)



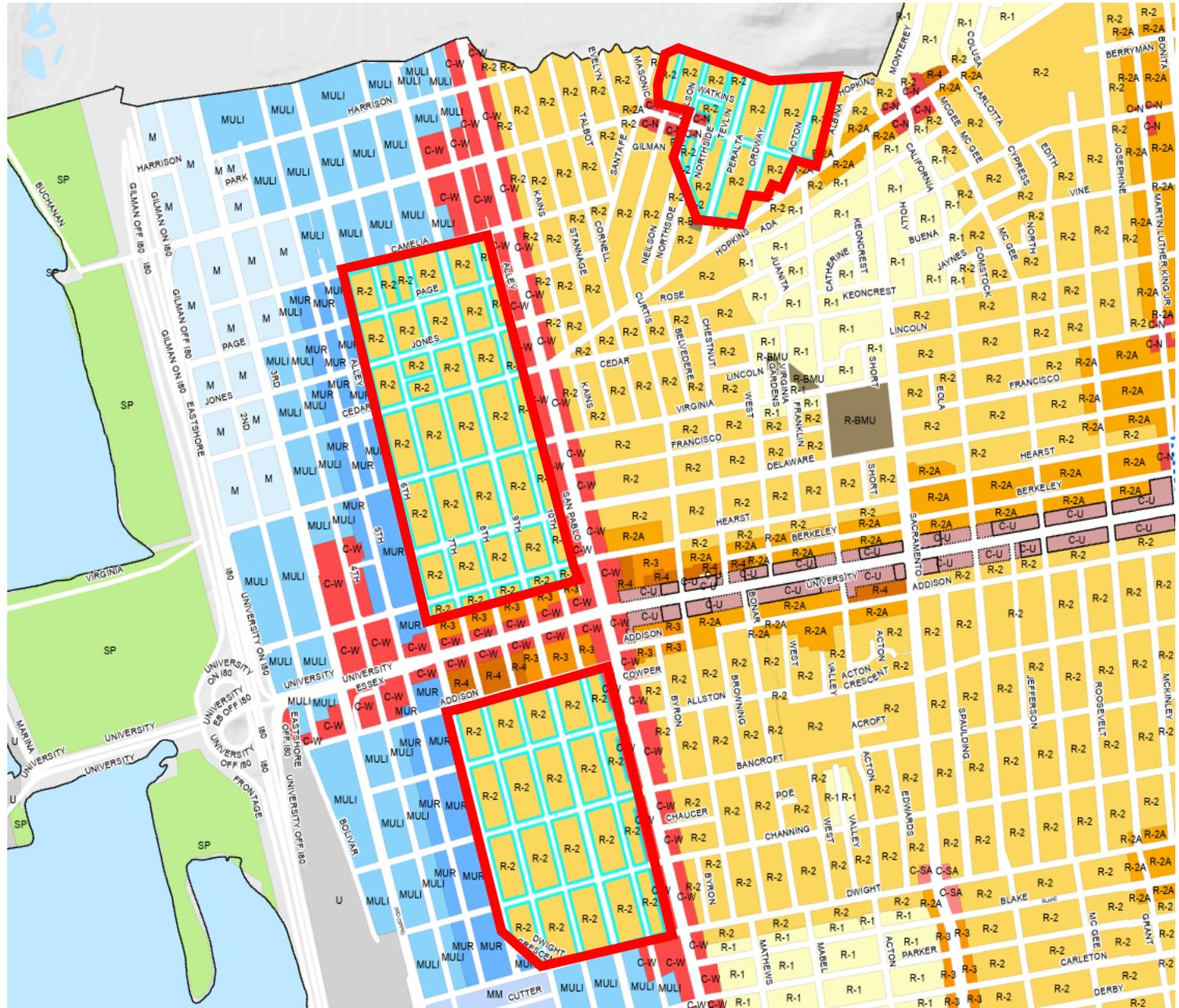
Zoning Map Amendment (R-1A to R-2)



Zoning Map Amendment (R-1A to R-2)



Zoning Map Amendment (R-1A to R-2)



MIDDLE HOUSING ZONING CHANGES

**1. Rezone R-1A to R-2
(Zoning Map Amendment)**

**2. Change R-2 zoning standards
(Zoning Ordinance
Amendments)**

Allowed Uses

Use	Current R-1A	Current R-2	Proposed Middle Housing R-2
Single-Family Housing	Use Permit (Public Hearing)	Use Permit (Public Hearing)	Zoning Certificate (AUP if 2,500 sf or larger)
Multi-Family Housing	Not Permitted	Use Permit (Public Hearing)	Zoning Certificate
Low-Barrier Navigation Center	Not Permitted	Zoning Certificate	Zoning Certificate
Supportive Housing	Not Permitted	Zoning Certificate	Zoning Certificate

All other permit requirements for all other uses are the same for the current R-1A, current R-2 and proposed Middle Housing R-2 zoning districts.

Development Standards

Use	Current R-1A	Current R-2	Proposed Middle Housing R-2
Minimum Open Space	400 sf per unit		150 sf per 1,000 sf floor area
Maximum Height (Building)	28 feet average (35 feet with AUP)		35 feet (22 feet within 15 feet of rear)
Maximum Height (Addition)	14 feet average 35 feet with AUP		35 feet (22 feet within 15 feet of rear)
Maximum Stories	Main Bldg.: 3 stories Rear Bldg.: 2 stories	3 stories	3 stories
Maximum Lot Coverage (Through/Corner Lot)	40%/45%	1 story: 45%/50% 2 story: 40%/45% 3 story: 35%/40%	60%
Minimum Setbacks	Front: 20 ft	Rear: 20 ft	Side 4 ft
Building Separation	1st story: 8 ft	2nd story: 12 ft	3rd story: 16 ft
Minimum Residential Density	1 unit per lot		10 units per acre (1 per 5,000 sf lot)
Maximum Residential Density	2 units per lot		50 units per acre (6 per 5,000 sf lot)

Development Standards

Use	Current R-1A	Current R-2	Proposed Middle Housing R-2
Minimum Open Space	400 sf per unit		150 sf per 1,000 sf floor area
Maximum Height (Building)	28 feet average (35 feet with AUP)		35 feet (22 feet within 15 feet of rear)
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Minimum Setbacks	Front: 20 ft	Rear: 20 ft	Side 4 ft
Building Separation	1st story: 8 ft 2nd story: 12 ft 3rd story: 16 ft		5 ft
Minimum Residential Density	1 unit per lot		10 units per acre (1 per 5,000 sf lot)
Maximum Residential Density	2 units per lot		50 units per acre (6 per 5,000 sf lot)

Recommendation

1. Conduct Public Hearing

2. Recommend Zoning Map Amendment to the City Council

