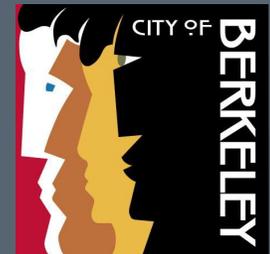


# Zoning Map Amendments

## R-1A to R-2

**PLANNING COMMISSION PUBLIC HEARING**  
**June 4, 2025**



# PRESENTATION

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

# MIDDLE HOUSING ZONING CHANGES

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

# MIDDLE HOUSING ZONING CHANGES

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**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*

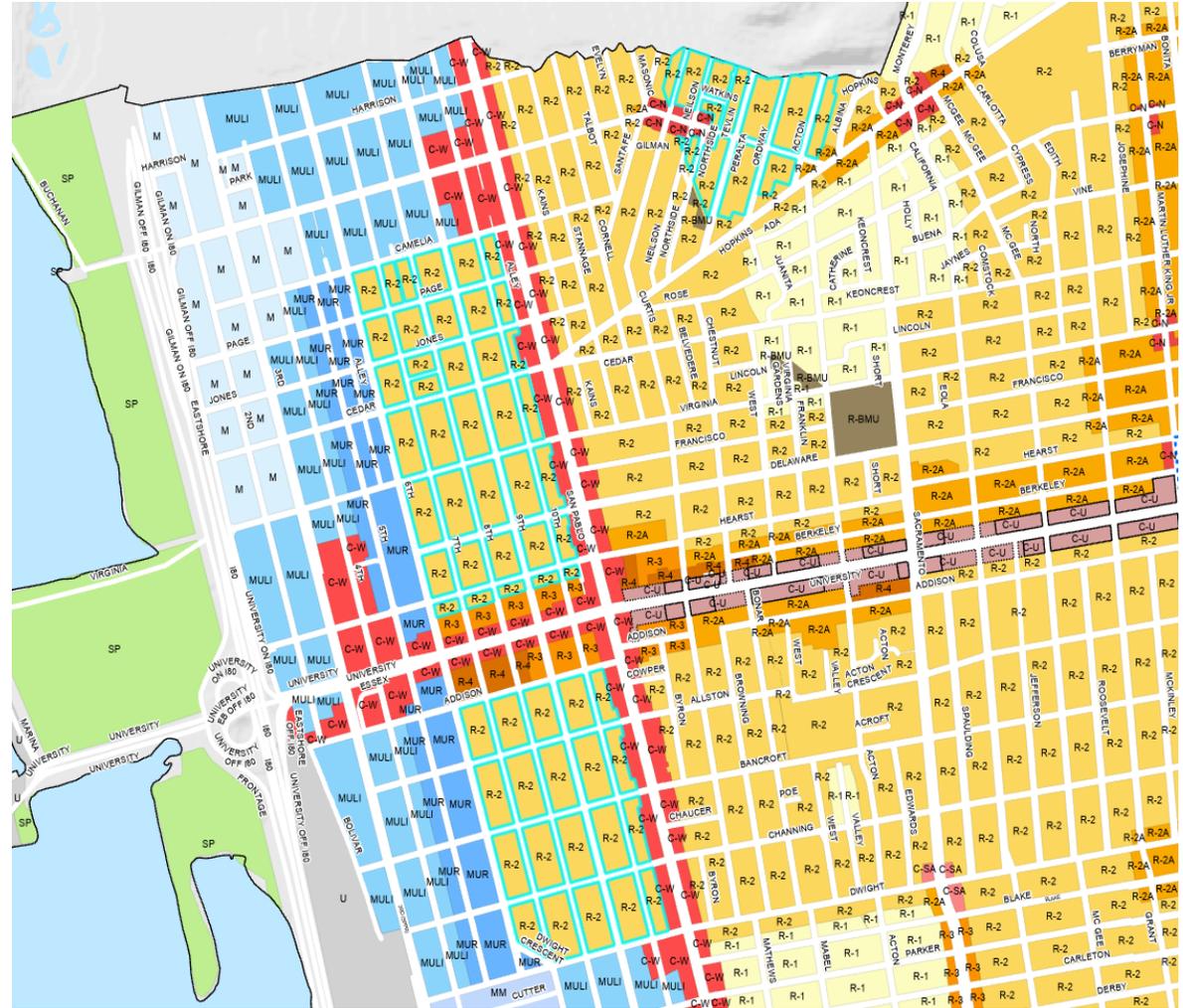
### City Council Meetings

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

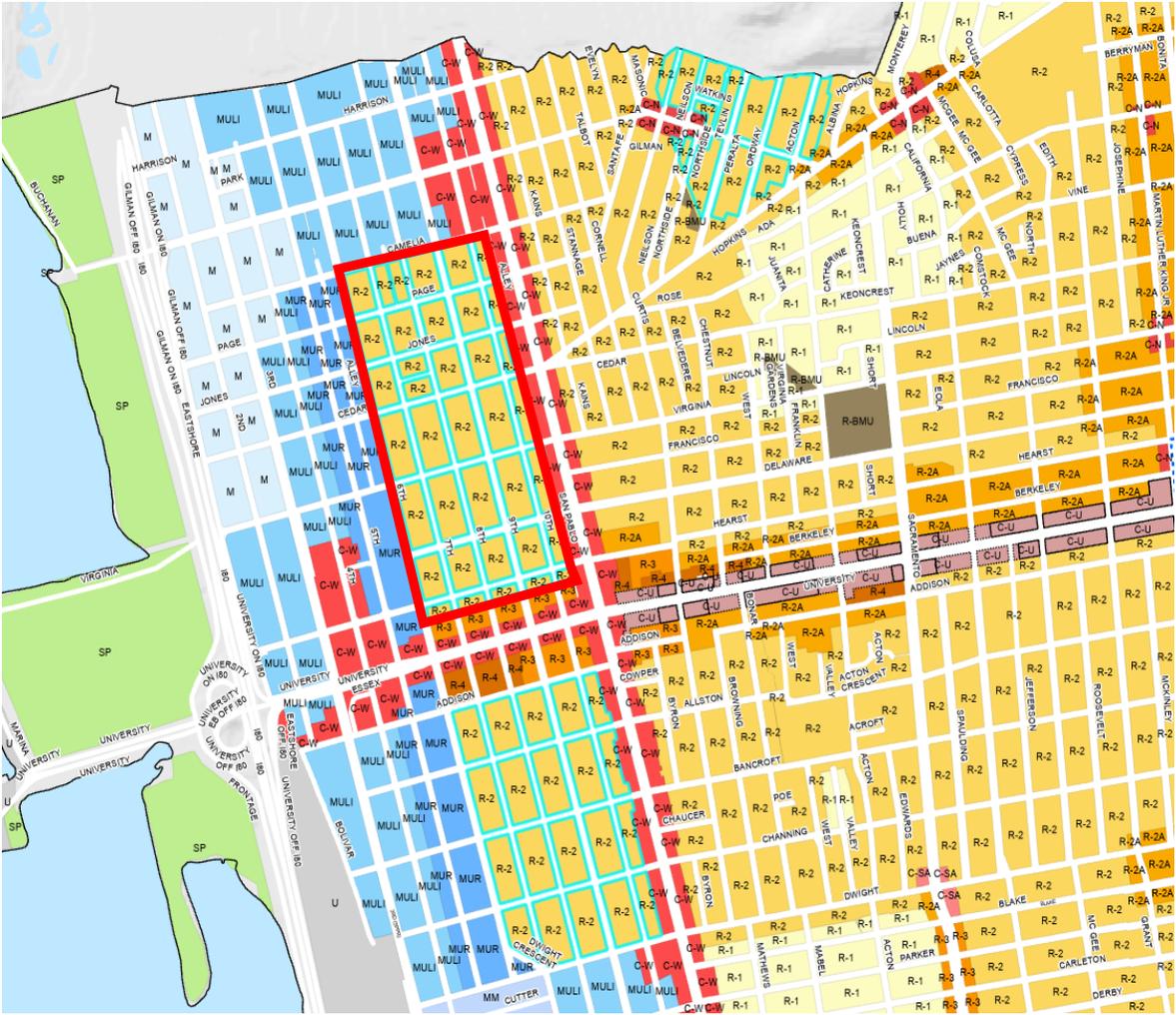
## Noticing Requirements for Zoning Amendments (BMC Section 23.404.050)

Zoning <i>Text</i> Amendments	Zoning <i>Map</i> Amendments (5 acres of 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: <b>14 days and</b> 7 days before public hearing
	<b>All property owners and residents</b>
	<b>Posting on each street frontage</b>

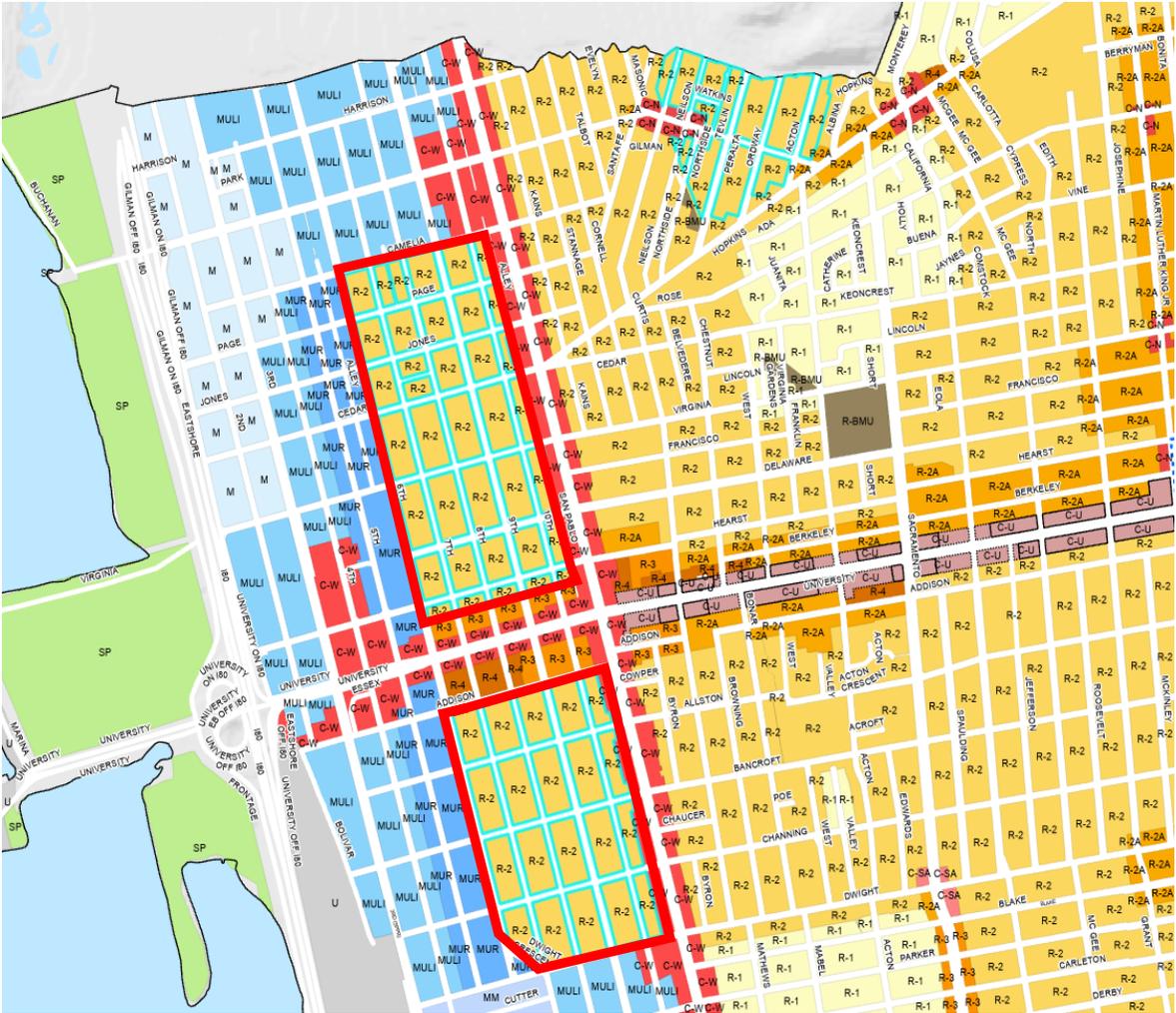
# Zoning Map Amendment (R-1A to R-2)



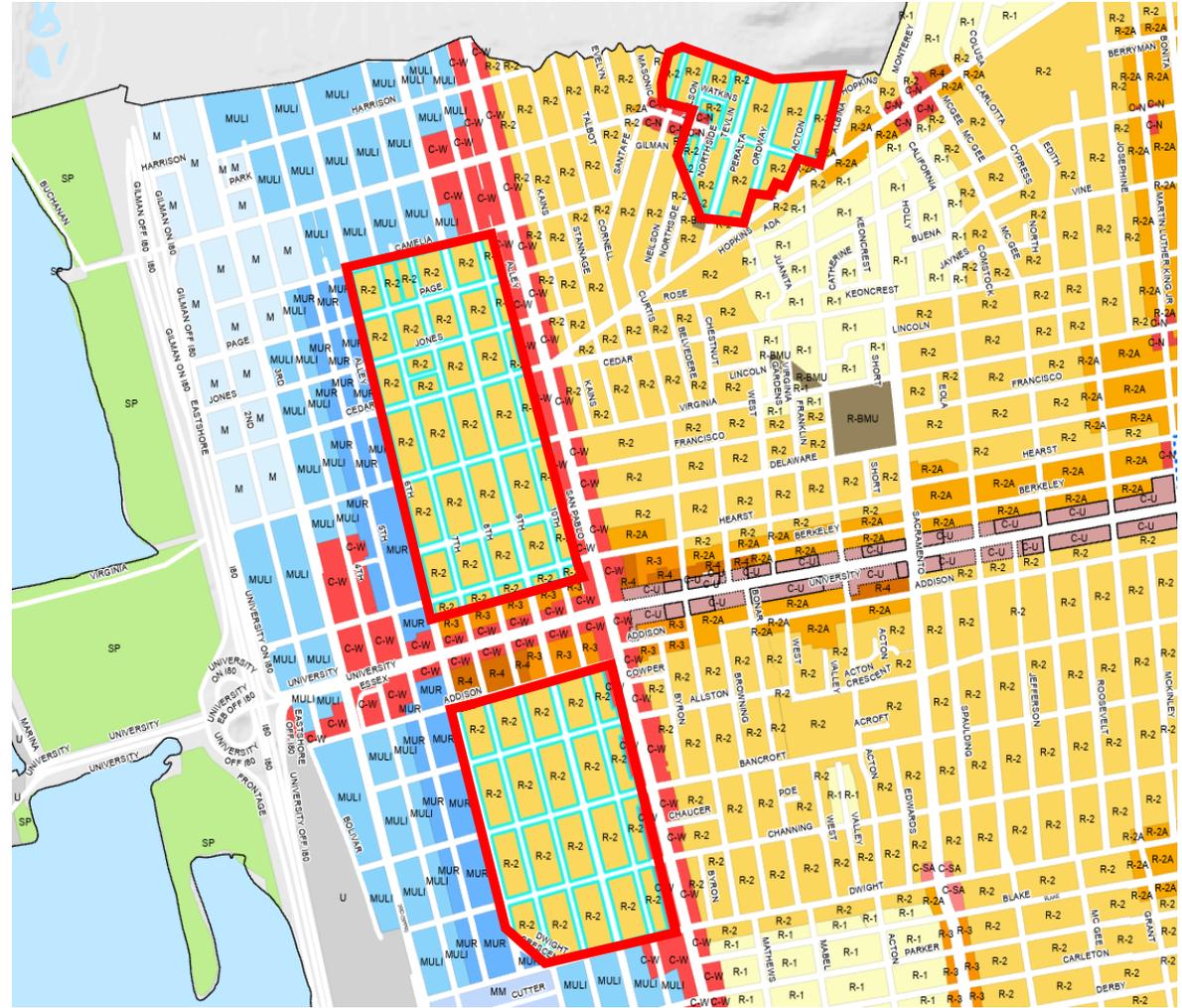
# Zoning Map Amendment (R-1A to R-2)



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



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



# MIDDLE HOUSING ZONING CHANGES

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**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		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)

# 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		Front: 5 ft    Rear: 5 ft    Side 4 ft (Front + Rear must equal at least 20 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**

