



ZONING CODE TEXT AMENDMENT

FOR

CITY OF WOODLAND

August 2023

The applicant has approval of a current site plan (File No. SSD-23-001) for Lewis River Apartments, proposing a 252-unit apartment complex. In response to public feedback, as well as comments from City Council Members received through emails, letters, and testimonies during the public hearing, the applicant has considered these inputs seriously. Consequently, they have opted to mitigate the project's impacts by introducing a subdivision proposal (PRE-20-010).

However, a challenge arises from the absence of provisions within the MDR and HDR codes that allow for high-density detached residential homes. Currently, the code only permits detached single-family dwellings on individual 'building sites'. This concept of a 'building site' and its minimum requirement of 7,500 square feet are defined solely within the Woodland Municipal Code (WMC), specifically in section 17.20.070. Conversely, if the applicant were to choose to construct attached townhouses, the minimum required square footage would be 1,900 square feet.

Proposing the allowance of Single-Family detached homes on smaller lots, comparable to townhouses, serves to modernize the code in alignment with the zone's density and the Comprehensive Plan. The WMC permits 6,000 square feet lots for LDR-6, 7,200 square feet lots for LDR-7, and 8,500 square feet lots for LDR-8.5, which belong to the Low Density Residential Districts. Interestingly, the stipulated minimum lot size of 7,500 square feet within the HDR and MDR codes is tailored for multi-family units rather than single-family units. This disparity gives rise to a contradiction between lot size and the permissible density in the MDR and HDR zones.

This proposed zoning code text amendment holds the potential to enhance the housing landscape in the City of Woodland, particularly with regards to home ownership. While the MDR and HDR codes currently allow townhouses on smaller lots, these units are connected, involving shared maintenance and linked walls. Homeowners clearly prefer detached homes due to the maintenance and upgrade challenges associated with attached homes. These include issues like re-roofing, re-siding, and painting townhomes.

Embedded within the Woodland Comprehensive Plan (WCP) are crucial components including an inventory of existing conditions and projections for future needs. Chapter 4 of the WCP outlines land use goals and policies aimed at sustaining a suitable residential land supply. Housing goals and policies emphasize the preservation of existing residential neighborhoods, fostering infill opportunities, and identifying avenues for low and medium density housing growth. The proposed zoning code text amendment aligns with the WCP's goals as outlined below:

H 4 Provide for a variety of housing types and densities, and a range of affordable housing.

H 4.1 Encourage adequate provision of low and moderate-income housing opportunities to meet inventory goals and the distribution of such housing throughout the city.

H 4.2 Act positively on programs and proposals that would increase the availability of low cost housing and assistance to lower income households, including elderly.

H 4.5 Carefully examine the needs of the current and projected residents, in order to direct new housing development, rehabilitated housing, and assisted housing developments to where it is most needed.

H 4.6 Work to increase the opportunity for all residents to purchase or rent affordable safe and sanitary housing.

H 4.7 Address the needs of the elderly and prepare for an aging population. Strategies the city may pursue include:

- Review the availability of land zoned for high-density housing;
- Encourage the construction of multi-family structures with smaller living units (with one or two bedrooms) and more compact housing types (cluster, townhouse, apartment, or condominiums);
- Consider the proximity to shopping, medical facilities, libraries, public transportation routes, retail and service centers, and parks.

Moreover, this requested zoning code text amendment corrects an inconsistency within the MDR and HDR codes, as the current Woodland Municipal Code does not viably accommodate single-family detached homes. The applicant seeks the implementation of the following code modifications to address this limitation. This change holds the potential to align the code with the city's evolving housing landscape and aspirations for diverse, accessible, and appropriate housing options.

Requested Text Amendments:

17.20.020 - Principal permitted uses.

The following uses are permitted for all multifamily residential districts unless otherwise specified:

- A. Adult family homes;
- B. Minor utility facilities;
- C. Multifamily dwellings including duplexes, apartments, condominiums, townhouses, or other group of dwellings in accordance with the density standards set forth;
- D. Retirement homes/apartments with the following:1.Individual kitchen facilities in each unit, and no common dining room,2.Limited medical services which are provided on an individual basis;
- E. One **single-family detached dwelling** on each ~~building site~~ **lot**;
- F. Streets;

- G. Planned unit residential developments according to Title 16, Subdivisions of this code;
- H. Townhouses on individually-owned lots;
- I. Manufactured homes pursuant to Chapter 14.22 of this code;
- J. Rapid charging stations meeting the definition of "electric vehicle charging station—restricted";
- K. Wireless Communication Facilities. New attached facilities and colocations consistent with Section 17.71.195.

(Ord. 1055 § 1 (part), 2005; Ord. 939 § 9 (part), 2000)

(Ord. No. 1257, § 4, 1-7-2013; Ord. No. 1412 , § 1, 6-17-2019)

17.20.080 - Standards for townhouses and single-family homes on individually-owned lots.

The following specific standards supersede the related standards given in Section 17.20.070. If a standard is not listed below, the standard in Section 17.20.070 applies.

A. Minimum lot size in square feet	1,900 1,600
B. Minimum lot width and depth in feet	
1. Width	24 20
2. Depth	80

C. Minimum Setbacks.

1. Front. The minimum front yard setback for all buildings and structures shall be ~~fifteen~~ **ten** feet from the property line on local access streets and twenty feet from collector streets or greater. **The minimum front yard setback for garages shall be twenty feet.**
2. Rear. The minimum rear setback shall be ~~fifteen~~ **ten** feet; provided, that parking is not permitted in the minimum rear yard area.
3. Side. There is no side yard setback between individual townhouse units. However, no townhouse building shall be located closer than ~~fifteen~~ **ten** feet from a local access street right-of-way or ~~twenty~~ **fifteen** feet from collector or arterial right-of-way. The distance between townhouse buildings shall be a minimum of ~~twenty~~ **ten** feet. **The minimum side yard setback for detached single-family homes shall be five feet, or ten feet for street side yard.**

D. No townhouse building shall contain more than ten townhouses nor shall any one building exceed two hundred fifty feet in width.

(Ord. 939 § 9 (part), 2000)

The above proposed zoning code text amendment includes single-family detached homes with the development standards for townhomes because they are similar in size and scale. Reductions to existing lot sizes and widths are adjustments made to allow for a single-family detached home on each lot rather than two or more units on one lot. We see this as a minimum standard that will be increased based on building type and size.

City staff recognizes that it is not logical for a higher density development to require larger lot sizes than low density development and still meet density requirements. We hope this proposal brings the City closer to revising this portion of code and look forward to working with staff on this matter.