



City Council Workshop

Multi-Family Residential Zoning Code Amendment

Notice: This meeting will be recorded.

Starting at 7 p.m.

October 2, 2023

1

Recommended Changes

- ▶ WMC 17.20.020 – Principal Permitted Uses
 - E. One single-family dwelling on each building site.

Request

- E. One single-family detached dwelling on each ~~building site~~ lot.

2

Recommended Changes

- ▶ WMC 17.20.080 – Standards for townhouses **and single-family homes** on individually owned lots.

3

Recommended Changes

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

4

Recommended Changes

▶ WMC 17.20.080(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 setbacks for garages shall be twenty feet.

5

Recommended Changes

▶ WMC 17.20.080(C) – Minimum Setbacks

2. Rear. The minimum rear setback shall be ~~fifteen~~ **ten** feet; provided that parking is not permitted in the minimum rear yard area.

PC recommends adding...

The minimum rear setback shall be zero feet if abutting an alley.

6

Recommended Changes

▶ WMC 17.20.080(C) – Minimum Setbacks

3. Side. There is no side yard setback between individual townhouse units. However, no townhouse buildings 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 setbacks for detached single-family homes shall be five feet, or ten feet for street side yards.**

7

Recommended Changes

- **WMC 17.20.070 Property development standards.**

*The following sets forth the required development standards applicable to properties located in the MDR and HDR zones. (Development standards for townhouses **and single-family homes** on individually owned lots are contained in Section 17.20.080.)*

*A. ~~Minimum~~ **Maximum** lot area per building site in square feet*

	MDR	HDR
Maximum A. Minimum lot area per building site in square feet	7,500	7,500

8