

GAP ANALYSIS | Middle Housing Development Regulations

City of Lake Forest Park
Prepared by SCJ Alliance

Title 17 - Subdivisions; Title 18 - Planning & Land Use Regulation

Code Section	Title	Changes needed?	Recommendations	Notes	Status
TITLE 17	SUBDIVISIONS	Yes			Review, discuss, and decide on edits.
Chapter 17.04	General Provisions	Yes	Consider including zero lot line provision here under Scope (B).		
17.040.050	Definitions	Yes	Add definitions for "Parent lot", "Unit Lot", "Lot Split", "unit lot subdivision", and "zero lot line subdivision". Amend definitions for short subdivision and subdivision.	17.04.050 definitions were added as recommendations to consider addressing definition gaps the middle housing legislation as well as future work that will be needed to address the unit lot subdivisions legislation (Engrossed Second Substitute Senate Bill (SSSB) 5258)	Recommended definitions added. Review warranted.
Chapter 17.08	Subdivisions and Dedications	No	Consider unit lot subdivisions standards - described well in Commerce middle housing user guide in 17.12		
Chapter 17.12	Short Subdivisions and Dedications	Yes	Add unit lot subdivision standards - described well in Commerce middle housing user guide	This is likely the best spot for the eventual unit lot subdivision language given the state legislation. Placeholder language from the state unit lot subdivision guidance has been added for review and consideration.	Placeholder recommended language from the state has been added and needs review and discussion.
TITLE 18	PLANNING AND LAND USE REGULATION	Yes			Review, discuss, and decide on edits.
Chapter 18.01	Comprehensive Plan and Amendments	No			
Chapter 18.04	General Provisions	No			
Chapter 18.08	Definitions	Yes	Add the required definitions and recommended definitions of "unit density" and "Tier 3 city".	Removed the suggestion of a condominium definition. Needs renumbering once list of definitions is finalized.	Needs final confirmation of definitions.
Chapter 18.12	Zoning Map	Yes	Remove S in RS zones to remove the connection to it just being single family zones.	Changes were made for residential single family (RS) zone acronyms to now be residential (R) zone. This is removes the connection to it being a single family only zone. Not necessarily a "required" change but it cleans the code up.	Confirm changing RS zones to just R. See RS-20 for example of how additional changes will be needed.
Chapter 18.14	Rezoning	No		Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	
Chapter 18.16	RS-20 Single Family Residential, Low	Yes	Change title and acronym of zone.		Review for Formatting of changes. All other RS zones will be formatted based on the decisions here.
18.16.010	Permitted uses	Yes	Add required middle housing types in the previously agreed upon formatting.	Single family residences can still be allowed in this zone but the requirement is to add middle housing to the permitted uses.	Changes made. Check for any typos.
18.16.020	Conditional uses	No	Change RS to R.		Changed acronym to R.
18.16.030	Lot area	No	Change RS to R.		Changed acronym to R.
18.16.040	Street frontage	No	Change RS to R.		Changed acronym to R.
18.16.050	Lot coverage	No	Change RS to R.		Changed acronym to R.
18.16.060	Yards	Yes	Reward for clarity.	Edited language for clarity. The original text started by saying S/T set backs when that wasn't the ultimate desired outcome.	Review and discuss if changes are preferred.
18.16.070	Building height limit	No	Change RS to R.		Changed acronym to R.
18.16.080	Impervious surface	No	Change RS to R.		Changed acronym to R.
18.16.080	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic.
Chapter 18.18	RS-15 Single-Family Residential, Moderate	Yes	Needs to remove single family from title		To edit for use of RS after PC discussion on specifics. Section changed per PC feedback in February.
18.18.010	Permitted uses	Yes	Change for middle housing uses.		
18.18.020	Conditional uses	No			
18.18.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.040	Street frontage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.18.070	Building height limit	No	Height limit does not need to change under legislation.		
18.18.080	Impervious surface	No	See Section 18.16.080 comments.		
18.18.090	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
Chapter 18.20	RS-10 Single-Family Residential, Moderate/High	Yes	Needs to remove single family from title		To edit for use of RS and the additional tree canopy section after PC discussion on specifics. Section changed per PC feedback in February.
18.20.010	Permitted uses	Yes	Change for middle housing uses.		
18.20.020	Conditional uses	No			
18.20.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.040	Street frontage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.20.070	Building height limit	No	Height limit does not need to change under legislation.		
18.20.080	Impervious surface	No	See Section 18.16.080 comments.		
18.20.090	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
Chapter 18.21	RS-9.6 Single-Family Residential, Moderate/High	Yes	Needs to remove single family from title		To edit for use of RS and the additional tree canopy section after PC discussion on specifics. Section changed per PC feedback in February.
18.21.010	Permitted uses	Yes	Change for middle housing uses.		
18.21.020	Conditional uses	No			
18.21.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.040	Lot width	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.21.070	Building height limit	No	Height limit does not need to change under legislation.		
18.21.080	Impervious surfaces	No	See Section 18.16.080 comments.		
18.21.090	Tree canopy coverage	Yes	"NEW SECTION" Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
Chapter 18.22	RS-7.2 Single-Family Residential, High	Yes	Remove single family from title		To edit for use of RS and the additional tree canopy section after PC discussion on specifics. Section changed per PC feedback in February.
18.22.010	Permitted uses	Yes	Change for middle housing uses.		
18.22.020	Conditional uses	No			
18.22.030	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.040	Lot width	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.050	Lot coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.060	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units.		
18.22.070	Building height limit	No	Height limit does not need to change under legislation.		
18.22.080	Impervious surfaces	No	See Section 18.16.080 comments.		

18.22.090	Tree canopy coverage	Yes	*NEW SECTION* Add language for tree canopy language	Per February meeting with planning commission, the following new section was added to ensure tree canopy coverage were accounted for with the addition of middle housing.	Inserted language suggested by Commissioner Sam Castic. Will edit however decided in review of 18.16.090
Chapter 18.24	RM-3600 Residential Multifamily	Yes			Review permitted uses change and discuss RM zones overall for final edits.
18.24.010	Purpose	No			
18.24.020	Permitted uses	Yes	Remove redundancy after RS zone edits	(B) mentioned duplex previously but now that the RS zones include duplexes, (B) is redundant.	Review and reach final consensus on edits.
18.24.030	Conditional uses	No			
18.24.040	Lot area	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.24.050	Lot area per dwelling unit	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.24.060	Lot width	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.24.070	Land coverage	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.24.080	Yards	No	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.24.090	Building height	No			
18.24.100	Parking	No			
18.24.110	Screening and landscaping	No			
18.24.120	Signs	No			
Chapter 18.26	RM-2400 Residential Multifamily	No		No changes needed unless City and Planning Commission feel otherwise	
Chapter 18.28	RM-1800 Residential Multifamily	No			
Chapter 18.30	RM-900 Residential Multifamily	No			
Chapter 18.34	BN Neighborhood Business	No		No changes needed, as this is not a predominantly residential zone	
Chapter 18.38	CC Corridor Commercial	No		No changes needed, as this is not a predominantly residential zone	
Chapter 18.42	Town Center	No		No changes needed, as this is not a predominantly residential zone	
Chapter 18.44A	Resort/leaf	No			
Chapter 18.45	SG-SFR Southern Gateway - Single-Family Residential	Yes		Title and acronym changed to remove single family	Review section, discuss, and agree on final decisions/edits.
18.45.010	Permitted uses	Yes	Add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone.	Add middle housing types and made Prohibited Uses a separate number.	Added required middle housing language in the agreed upon format from February PC Meeting.
18.45.020	Conditional uses	No			
18.45.030	Lot area and maximum density	Yes	Add language to clarify that up to two dwellings per lot must be allowed in this zone.	Required changes made. Review wording.	Review the wording of the changes made. The intent is required, but the wording can change.
18.45.040	Lot width	No			
18.45.050	Lot coverage	No			
18.45.060	Yards	No			
18.45.070	Building height limit	No			
18.45.080	Impervious surface	No			
18.45.090	Screening, landscaping and tree canopy goal	No	Ensure this doesn't create a standard that is different for middle housing types than for single-family units		As is, no changes are needed.
18.45.100	Signs	No			
18.45.110	Parking requirements and traffic impact mitigation	Yes	Updated section to comply with middle housing parking standard requirements		Review changes and formatting of required changes.
18.45.120	Southern gateway - single family residential zone design guidelines - Adopted - Rules of interpretation	Yes	Remove use of single family in this section as well as amend design guidelines to remove the use as well.		Removed changes from code. Will need to amend design guidelines.
18.45.130	Southern gateway - single family residential zone design guidelines - Application - Effect	No			
18.45.140	Administration	No			
18.45.150	Bonds or other financial security	No			
Chapter 18.46	SG-C Southern Gateway - Corridor	No		No changes needed, as this is not a predominantly residential zone	Future work could lead to changes in these zones but for the middle housing ordinance, it is not required.
Chapter 18.47	SG-T Southern Gateway - Transition	Yes	Remove reference to SG-SFR zone to SG-LDR zone	Need to remove term single family from titles	Changed acronym of SG-SFR in this section.
Chapter 18.48	Commercial Site Development Permits	No			
Chapter 18.50	Development Standards	Yes			Review, discuss, and decide on final edits.
18.50.010	Walls and fences	No	Ensure standards for walls and fences are no different for middle housing types than they are for single-family units		As written, no changes are needed
18.50.020	Yards	No			
18.50.030	Boat moorage	No			
18.50.040	Home occupations	No			
18.50.045	Day care/child day care - Type I	No			
18.50.050	Accessory dwelling units	Yes	Updated for compliance with ADU legislation (HB 1337) and unit lot subdivisions.	Removed previous edit about short term rentals. Needs discussion regarding the removal of item (f) on total occupancy being the same as single family. Woodsmith garage item (f)	Review, discuss, and decide on final edits.
18.50.060	Accessory structures and buildings	Yes	Remove use of "single family dwelling" zones.		Required change made. Review string under (A) during ADU siting discussions.
18.50.070	Vision clearance	No			
18.50.080	Permitted encroachments into required yards	No			
18.50.085	Permitted height excursions	No			
18.50.090	Location of swimming pools	No			
18.50.100	Lighting	No			
18.50.110	Temporary site permits	No			
18.50.120	Keeping household pets	No			
18.50.130	Collective gardens and dispensaries defined	No			
18.50.140	Collective gardens prohibited	No			
18.50.160	Recreational marijuana retailers	No			
Chapter 18.52	Signage	No			
Chapter 18.54	Conditional Uses	No		This chapter refers to standards, height requirements, setbacks, etc. located in other sections of the code - no changes to this section required	
Chapter 18.58	Off-Street Parking	Yes			Reviewed language at February PC Meeting.
18.58.010	Required off-street parking	No			
18.58.020	Parking plan	No			
18.58.030	Parking spaces required	Yes	Add parking requirements for middle housing as required per RCW 36.70A.6.25(6)(g)	Language is closely tied to legislative required wording. Planning Commission "okayed" the required changes.	Reviewed language at February PC Meeting.
18.58.040	Parking requirements for common facilities	No			
18.58.050	General requirements on size of parking spaces	No			
18.58.060	Surfacing	No			
18.58.070	Access	No			
18.58.080	Landscaping, pathways and amenities	No	Ensure these standards are no different for middle housing types than they are for single family units - no changes needed.		No changes needed as is.
18.58.090	Drainage	No			
Chapter 18.62	Screening and Landscaping	Somewhat.	No changes as it relates to middle housing requirements. Found small typo.		Only small typo changed. No discussion needed.