

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	Possibly			
Chapter 17.04	General Provisions	Possibly	Consider including zero lot line provision here under Scope (B).		
Chapter 17.08	Subdivisions and Dedications	Possibly	Consider unit-lot subdivision standards - described well in Commerce middle housing user guide		
Chapter 17.12	Short Subdivisions and Dedications	Possibly	Consider unit-lot subdivision standards - described well in Commerce middle housing user guide		
TITLE 18	PLANNING AND LAND USE REGULATION	Yes			
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 "condominiums", "unit density", and "Tier 3 city".	Partially complete, but needs renumbering once list of definitions is finalized.	
Chapter 18.12	Zoning Map	Possibly	Unless further edits change the name of the zones, no edits needed		
Chapter 18.14	Rezoning	No		Just talks about the procedure and application process for rezones, no changes necessary	
Chapter 18.16	RS-20 Single Family Residential, Low	Yes	Review frontage, setbacks, lot coverage, and impervious surface as it relates to development feasibility		
18.16.010	Permitted uses	Yes	Remove "single family" terminology in favor of residential. Review C and E for possible edits; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		
18.16.020	Conditional uses	No			
18.16.030	Lot area	No			
18.16.040	Street frontage	No			
18.16.050	Lot coverage	Possibly	Left comments for what development feasibility would look like based on this		
18.16.060	Yards	Possibly	Review for development feasibility		
18.16.070	Building height limit	Yes	Maximum height limit must be at least 35 feet per middle housing legislation		
18.16.080	Impervious surface	Possibly	Review for development feasibility		
Chapter 18.18	RS-15 Single-Family Residential, Moderate	Yes			
18.18.010	Permitted uses	Yes	Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		
18.18.020	Conditional uses	No			
18.18.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.040	Street frontage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		
18.18.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units		

18.18.070	Building height limit	Yes	Maximum height limit must be at least 35 feet per middle housing legislation
18.18.080	Impervious surface	Possibly	See Section 18.16.080 comments
Chapter 18.20	RS-10 Single-Family Residential, Moderate/High	Yes	
18.20.010	Permitted uses	Yes	Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone
18.20.020	Conditional uses	No	
18.20.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.20.040	Street frontage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.20.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.20.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.20.070	Building height limit	Yes	Maximum height limit must be at least 35 feet per middle housing legislation
18.20.080	Impervious surface	Possibly	See Section 18.16.080 comments
Chapter 18.21	RS-9.6 Single-Family Residential, Moderate/High	Yes	
18.21.010	Permitted uses	Yes	Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone
18.21.020	Conditional uses	No	
18.21.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.21.040	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.21.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.21.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.21.070	Building height limit	Yes	Maximum height limit must be at least 35 feet per middle housing legislation
18.21.080	Impervious surfaces	Possibly	See Section 18.16.080 comments
Chapter 18.22	RS-7.2 Single-Family Residential, High	Yes	
18.22.010	Permitted uses	Yes	Remove "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone
18.22.020	Conditional uses	No	
18.22.030	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.22.040	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.22.050	Lot coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.22.060	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units
18.22.070	Building height limit	Yes	Maximum height limit must be at least 35 feet per middle housing legislation

18.22.080	Impervious surfaces	Possibly	See Section 18.16.080 comments	
Chapter 18.24	RM-3600 Residential Multifamily	Yes		
18.24.010	Purpose	No		
18.24.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.24.030	Conditional uses	No		
18.24.040	Lot area	Possibly	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	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.24.100	Parking	No		
18.24.110	Screening and landscaping	No		
18.24.120	Signs	No		
Chapter 18.26	RM-2400 Residential Multifamily	Yes		
18.24.010	Purpose	No		
18.24.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.24.030	Conditional uses	No		
18.24.040	Lot area	Possibly	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	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.080	Yards	Possibly	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 18.28	RM-1800 Residential Multifamily	Yes		
18.24.010	Purpose	No		
18.24.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.24.030	Conditional uses	No		
18.24.040	Lot area	Possibly	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	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	

18.24.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.24.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.24.100	Parking	No		
18.24.110	Screening and landscaping	No		
18.24.120	Signs	No		
Chapter 18.30	RM-900 Residential Multifamily	Yes		
18.30.010	Purpose	No		
18.30.020	Permitted uses	Yes	Consider adding language to clarify that middle housing types are permitted in this zone	
18.30.030	Conditional uses	No		
18.30.040	Lot area	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.050	Lot area per dwelling unit	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.060	Lot width	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.070	Land coverage	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.080	Yards	Possibly	Ensure no standards are required that would be more restrictive for middle housing than for single-family units	
18.30.090	Building height	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.30.100	Parking	No		
18.30.110	Screening and landscaping	No		
18.30.120	Signs	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	<i>Repealed</i>	No		
Chapter 18.45	SG-SFR Southern Gateway - Single-Family Residential	Yes		Consider changing to "Low Density Residential" so as not to exclude middle housing types
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.	
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.	
18.45.040	Lot width	No		
18.45.050	Lot coverage	No		
18.45.060	Yards	No		
18.45.070	Building height limit	No		Max building height is already 35 feet in this zone, meets requirements of middle housing legislation
18.45.080	Impervious surface	No		
18.45.090	Screening, landscaping and tree canopy goal	Possibly	Ensure this doesn't create a standard that is different for middle housing types than for single-family units	
18.45.100	Signs	No		
18.45.110	Parking requirements and traffic impact mitigation	Yes	Update section to comply with middle housing parking standard requirements - see Section 9(B) of the Commerce model ordinance	
18.45.120	Southern gateway - single-family residential zone design guidelines - Adopted - Rules of interpretation	Possibly	Review design guidelines and ensure they are inclusive of middle housing types	
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
Chapter 18.47	SG-T Southern Gateway - Transition	Possibly	While this is not a primarily residential zone, single-family units are allowed. May wish to include middle housing types (duplexes, stacked flats, cottage housing, courtyard apartments) as well (see section 18.47.030(B)), for consistency with other residentially zoned areas	
Chapter 18.48	Commercial Site Development Permits	No		
Chapter 18.50	Development Standards	Yes		
18.50.010	Walls and fences	Possibly	Ensure standards for walls and fences are no different for middle housing types than they are for single-family units	
18.50.020	Yards	No		
18.50.030	Boat moorage	No		
18.50.040	Home occupations	No		
18.50.045	Day care/adult day care - Type I	No		
18.50.050	Accessory dwelling units	Yes	Update to ensure compliance with ADU legislation (HB 1337)	
18.50.060	Accessory structures and buildings	No		
18.50.070	Vision clearance	No		
18.50.080	Permitted intrusions into required yards	No		
18.50.085	Permitted height exclusions	No		
18.50.090	Location of swimming pools	No		
18.50.100	Lighting	No		
18.50.110	Temporary use 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
Chapter 18.58	Off-Street Parking	Yes		
18.58.010	Required off-street parking	No		
18.58.020	Parking plan	No		
18.58.030	Parking spaces required	Yes	Add middle housing types and parking standards (as outlined in model ordinance); ensure standards are no different for middle housing types than they are for single-family units	
18.58.040	Parking requirements for common facilities	No		
18.58.050	General requirements on size of parking spaces			
18.58.060	Surfacing	No		
18.58.070	Access	No		
18.58.080	Landscaping, pathways and amenities	Possibly	Ensure these standards are no different for middle housing types than they are for single-family units	
18.58.090	Drainage	No		
Chapter 18.62	Screening and Landscaping	Possibly	Standards may not be different for middle housing types than they are for single-family units - consider excluding middle housing types from the applicability of this chapter (section 18.62.010), since the RM zones may contain middle housing types.	