

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, but different timeline.		
Chapter 17.04	General Provisions	Possibly, review recommendations	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 in 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 (ESSSB) 5258)	Recommended definitions added. Review warranted.
Chapter 17.08	Subdivisions and Dedications	No	Consider unit-lot subdivision standards -- described well as 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.
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 "condominium", "unit density", and "Tier 3 city".	Partially complete, but needs renumbering once list of definitions is finalized. May want to reconsider providing a number for each separate definition. Perhaps a number for each letter of the alphabet instead.	Needs confirmation of definitions and eventual renumbering.
Chapter 18.12	Zoning Map	Possibly	Unless further edits change the name of the zones, no edits needed		No edits needed at this time, but may change in the future.
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	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	Single family residences can still be allowed in this zone but the requirement is to add middle housing to the permitted uses.	Made edits but how the City would like to address the required changes can vary. Review again 18.18 changes.
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	No changes are needed but should review for development feasibility.	May be helpful to develop graphics to show this code in action, waiting for City to review before this next step.
18.16.060	Yards	Possibly	Review for development feasibility	Edited language for clarity. The original text started by saying 5ft set backs when that wasn't the ultimate desired outcome.	Review recommended language and whether to change.
18.16.070	Building height limit	No	Height limit does not need to change under legislation.		
18.16.080	Impervious surface	Possibly	Review for development feasibility	No changes are needed but should review for development feasibility.	May be helpful to develop graphics to show this code in action, waiting for City to review before this next step.
Chapter 18.18	RS-15 Single-Family Residential, Moderate	Yes	Needs to remove single family from title		
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	This permitted uses offers a different structure than how it was done in 18.16.	Review for requirement preference.
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	No	Height limit does not need to change under legislation.		
18.18.080	Impervious surface	Possibly	See Section 18.16.080 comments		
Chapter 18.20	RS-10 Single-Family Residential, Moderate/High	Yes	Needs to remove single family from title		
18.20.010	Permitted uses	Yes	Decide to remove or leave "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		Waiting on direction for how to structure required change.
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	No	Height limit does not need to change under legislation.		
18.20.080	Impervious surface	Possibly	See Section 18.16.080 comments		
Chapter 18.21	RS-8.6 Single-Family Residential, Moderate/High	Yes	Needs to remove single family from title		
18.21.010	Permitted uses	Yes	Decide to remove or leave "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		Waiting on direction for how to structure required change.
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	No	Height limit does not need to change under legislation.		
18.21.080	Impervious surfaces	Possibly	See Section 18.16.080 comments		
Chapter 18.22	RS-7.2 Single-Family Residential, High	Yes	Needs to remove single family from title		
18.22.010	Permitted uses	Yes	Decide to remove or leave "Single-family" terminology; add middle housing types (at a minimum, duplexes, stacked flats, cottage housing, and courtyard apartments) as permitted uses in this zone		Waiting on direction for how to structure required change.
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	No	Height limit does not need to change under legislation.	
18.22.080	Impervious surfaces	Possibly	See Section 18.16.080 comments	
Chapter 18.24 RM-3600 Residential Multifamily				
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				
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 18.28 RM-1800 Residential Multifamily				
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				
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	Revised	No		
Chapter 18.45 SC-SFR Southern Gateway - Single-Family Residential				
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 recommended changes and needs additional discussion.
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.	Discuss if the City wants only the two units per lot in this zoning or higher.
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	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	Possibly		No changes needed, as this is not a predominantly residential zone	Review for what types of housing to include in this zone. Discuss if changes are needed or no.
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	Made minor changes to include middle housing language. Recommended, not required.	Review for what types of housing to include in this zone. Discuss if changes are needed or no.
Chapter 18.48	Commercial Site Development Permits	No			
Chapter 18.50	Development Standards	Yes			
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	Best enclosure	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	Updated for compliance with ADU legislation (HB 1337) and unit lot subdivisions.	C	
18.50.060	Accessory structures and buildings	Yes	Remove use of "single family dwelling" zones.	Could reword to say "zones with single family residences" instead of "residential".	Changed to "residential" to check against how zones are edited for use.
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 required	
Chapter 18.58	Off-Street Parking	Yes			Review changes
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.635(e)		
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 as is.
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 RH zones may contain middle housing types.	Additional	Will need review and discussion as to applying these to all residential zones or keep it to RH and others.