

# City of Lynden Residential Growth and the Evaluation of Housing Goals

Comprehensive Plan Sec. 3.7

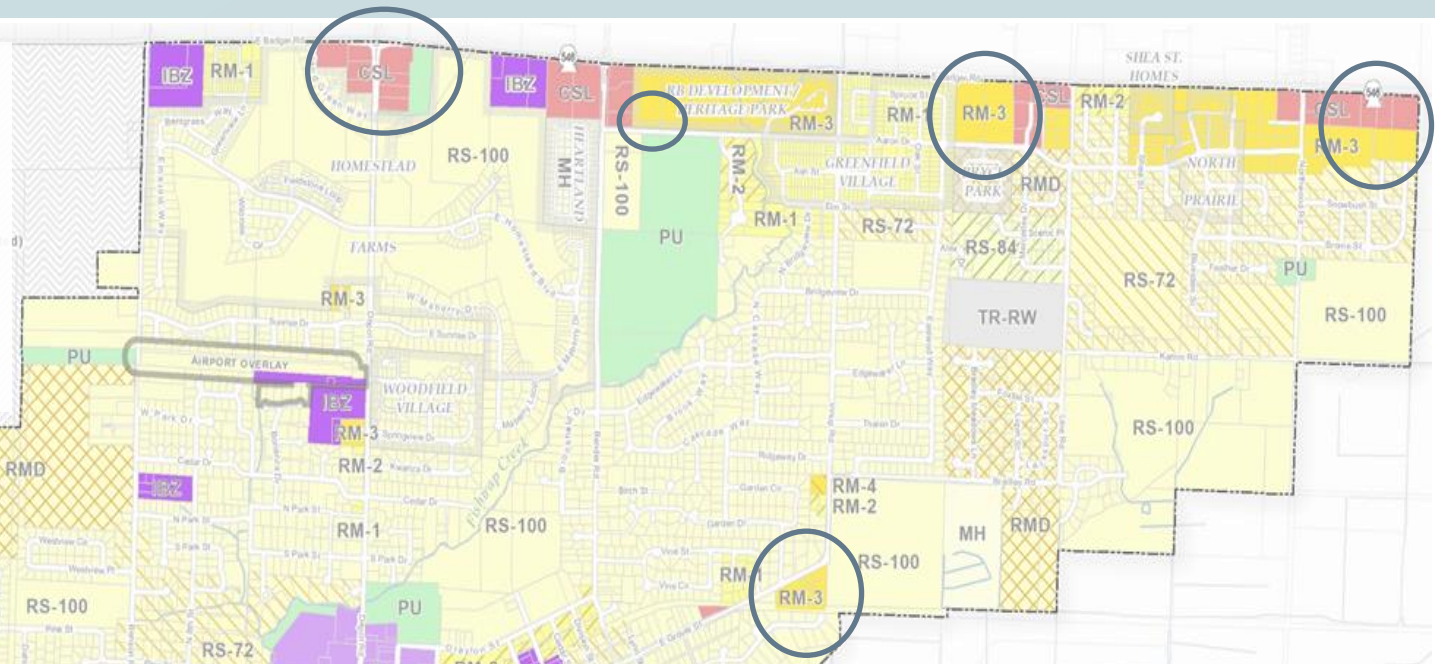
- Housing Goal H-2 **Policy:**

*“Zoning should be applied to ensure that future residential development over the planning period is composed of approximately **60% single-family** units and **40% multi-family** units”*

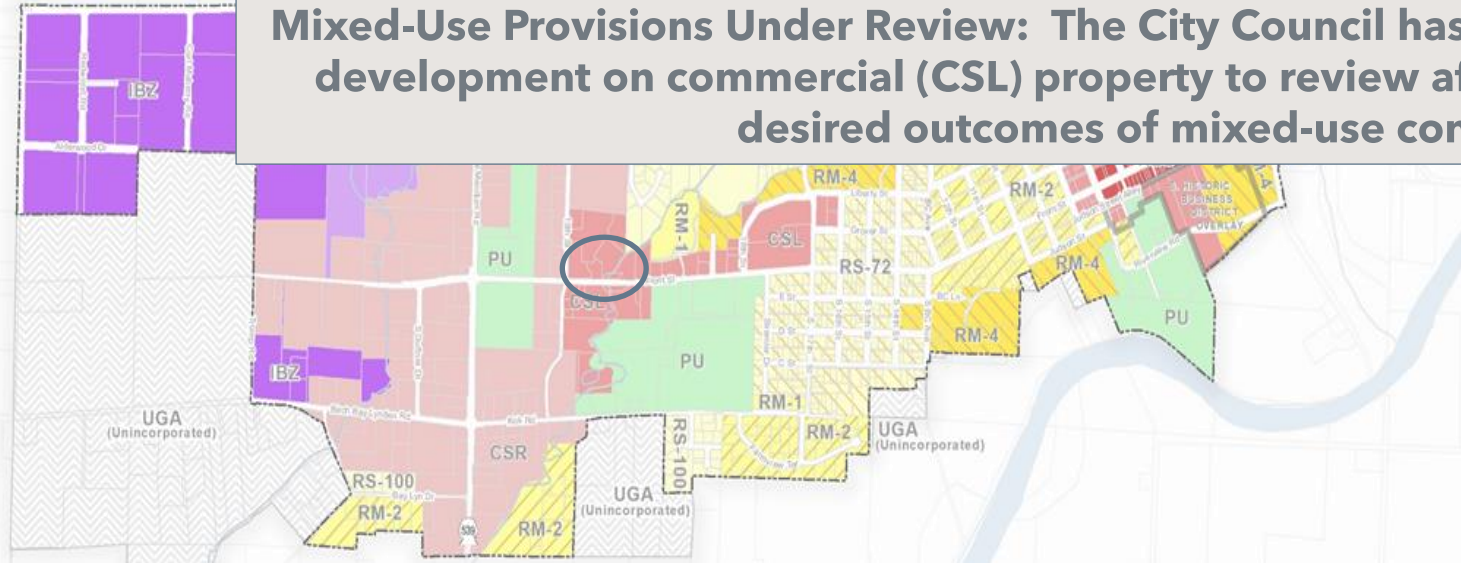
*More on this later . . .*



# Build-out of Existing Zoning Categories



**Mixed-Use Provisions Under Review: The City Council has put a moratorium on residential development on commercial (CSL) property to review affects to housing goals and the desired outcomes of mixed-use construction.**



**Specific Designations**

Residential	Public Use
RS-100, Residential Single Family (Min. Property: 10,000 sqft.)	PU, Public Use
RS-84, Residential Single Family (Min. Property: 8,400 sqft.)	<b>Commercial</b>
RS-72, Residential Single Family (Min. Property: 7,200 sqft.)	CSR, Regional Commercial Services
RMD, Residential Mixed Density	CSL, Local Commercial Services
RM-1, Residential Multi-Family 1 - Up to 2 Units/Building	HBD, Historic Business District
RM-2, Residential Multi-Family 2 - Up to 4 Units/Building	<b>Industrial</b>
RM-3, Residential Multi-Family 3 - Up to 12 Units/Building	ID, Industrial District
RM-4, Residential Multi-Family 4 - Up to 50 Units/Building	IBZ, Industrial Business Zone
MH, Manufactured Housing	<b>Additional Designations</b>
TR-RW, Travel Trailer & RV	Overlay

# Mixed-Use Function & Feasibility

**Market Changes:** A shift in working and shopping habits to virtual experience has created a **reduced demand for commercial spaces**.

Increasing housing costs mean that **smaller living spaces**, and rentals are in demand.

We can also speculate **families may delay home purchasing due to costs and remain in multi-family developments for longer periods of time**. Resulting in a wide demographic living in multi-family / rental developments.



# Conclusions on Function & Feasibility

Demand for restaurant and retail space is relatively low.

Demand for multi-family housing units is high.

Housing units should be suited to a wide demographic including kids and seniors.

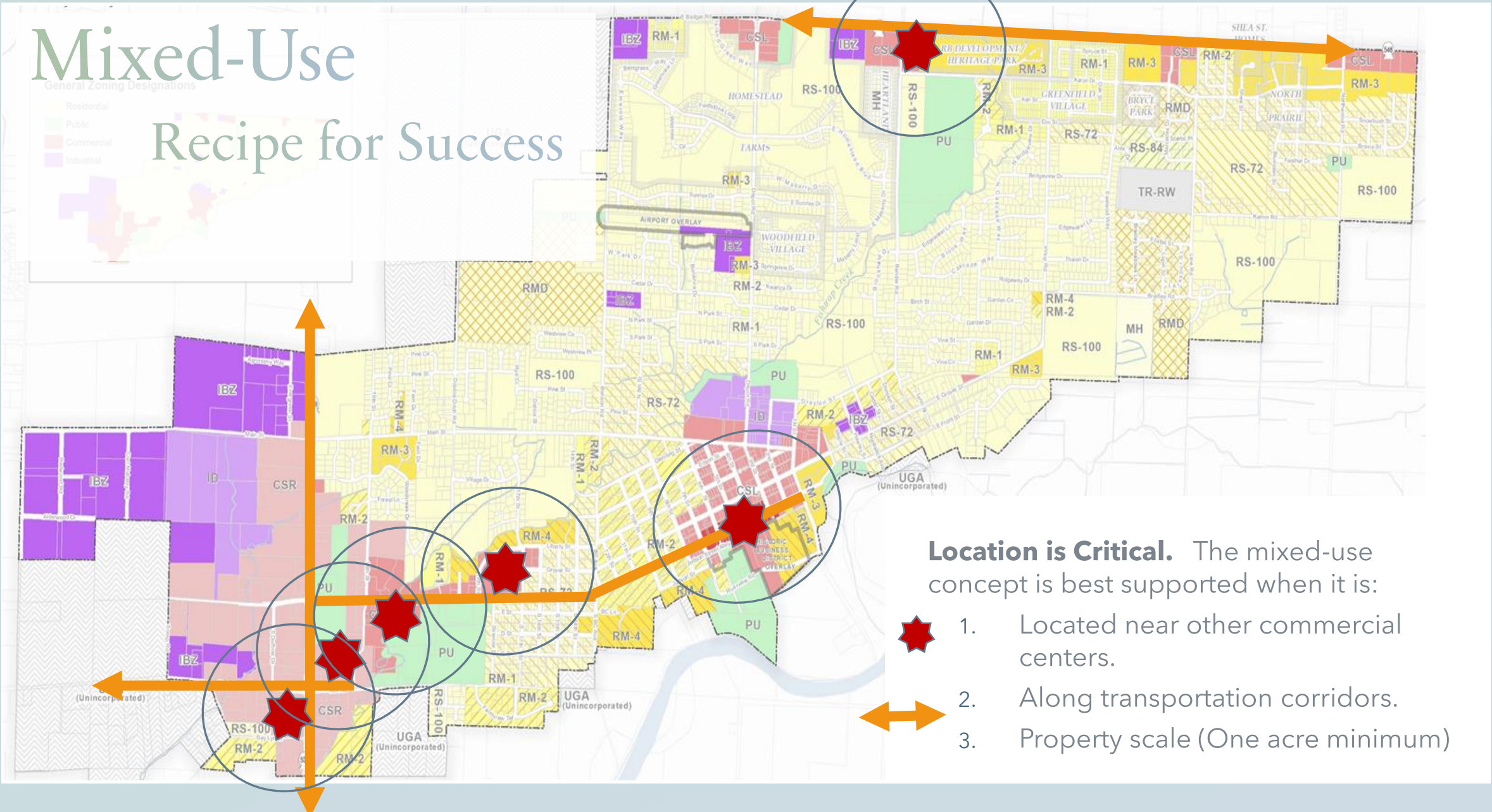
What elements equal successful  
mixed-use development?

# Mixed-Use

General Zoning Designations

Residential  
Public  
Commercial  
Industrial

## Recipe for Success



**Location is Critical.** The mixed-use concept is best supported when it is:

- 1. Located near other commercial centers.
- 2. Along transportation corridors.
- 3. Property scale (One acre minimum)



*Pedestrian amenities in dedicated spaces.*

# Mixed-Use Pedestrian Amenities

*Pedestrian amenities within the details.*



# Mixed-Use Zoning Overlay

Assigned to commercial properties that are:

- (1.) Located along transportation corridors and
- (2.) Within walking distance (1/4 mile) of existing commercial centers.
- (3.) Property of appropriate scale to accommodate housing and amenities (1 acre).

Establish design standards and amenities which aim to create a true mixed-use product.





# Overlay Proposal Goals

## Mixed-use projects to provide:

**1. Quality of Life. Amenities that improve the quality of life for residents living in a mixed-use neighborhood.**

Recreational opportunities, outdoor play spaces, patios and plazas, pedestrian connections to trails, parks and nearby retail.

# Overlay Proposal Goals

**Mixed-use  
developments to  
provide:**

**2. Retail Opportunity:**

Temporary or permanent commercial activity that is geared toward the residents that live nearby. These are limited to **neighborhood uses** rather than regionally scaled businesses.



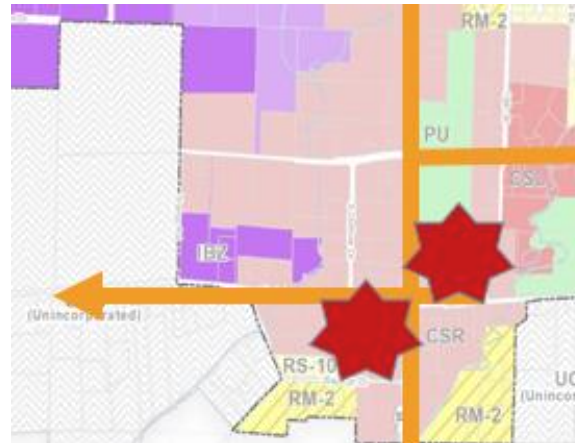
**Neighborhood Uses:** *A category of uses which provide goods and services to local residents. This would include barbershops, salons, daycares, pet services, retail sale of household goods and food, restaurants and cafes, and professional offices and financial institutions. Uses or sale of good geared toward a regional consumer base would not be permitted such as storage, building supplies, auto sales or fueling stations.*

# Overlay Proposal

**Mixed-use developments to provide:**

## **3. Community Improvements:**

- *Permit* in only selective locations.
- *Limit* commercial activity to Neighborhood Uses that are appropriate to mixed-use projects.
- *Create* an attractive streetscapes, spaces that are open to the public.
- *Integrate* mixed-use development with existing single-family neighborhoods to facilitate connections. Require family-friendly connections to the City's trails, and parks





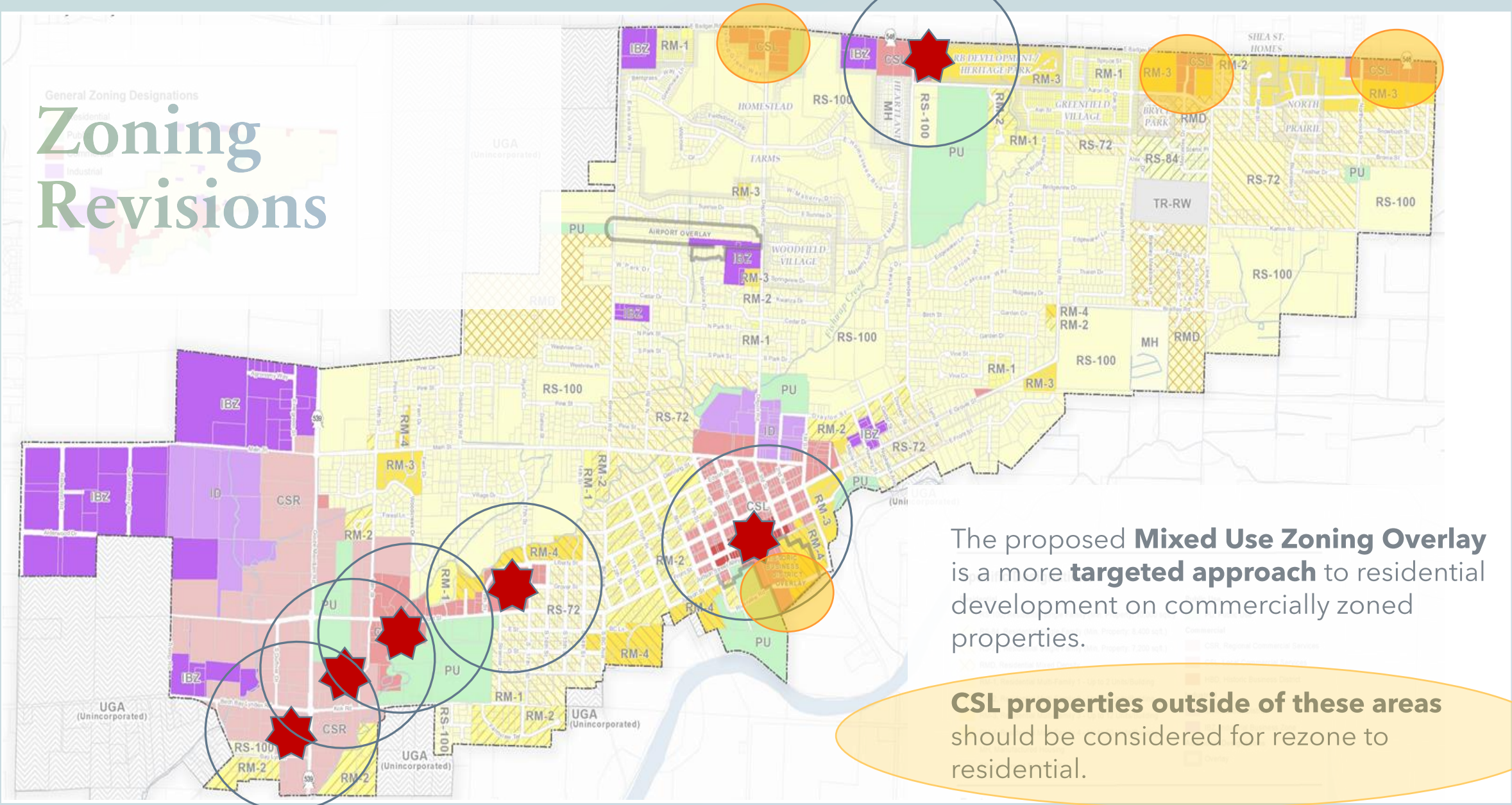
# Mixed-Use Parking

Concerns related to parking of senior (age-restricted) and multi-family developments can be addressed with the following actions:

- Remove the parking reduction requirement for multi-family developments with greater than 25 units
- Multi-family units with more than 2 bedrooms will require 1 space / bedroom
- Remove the “senior” parking incentive - update will be 2 per unit regardless of age restrictions
- Remove parking reduction options for Low Impact Development (LID)
- Required handicap parking spots no longer count toward the total development requirement
- Rework the shared parking standards for clarification.
- Consider availability of on-street parking to require more, or less parking.
- Reduce standard parking stall size to 9 x 19, potentially remove compact stall standard.
- Clarify downtown exceptions - include the area between Judson Alley and Grover St.

General Zoning Designations

# Zoning Revisions



The proposed **Mixed Use Zoning Overlay** is a more **targeted approach** to residential development on commercially zoned properties.

**CSL properties outside of these areas** should be considered for rezone to residential.



# Evaluate Housing Goals

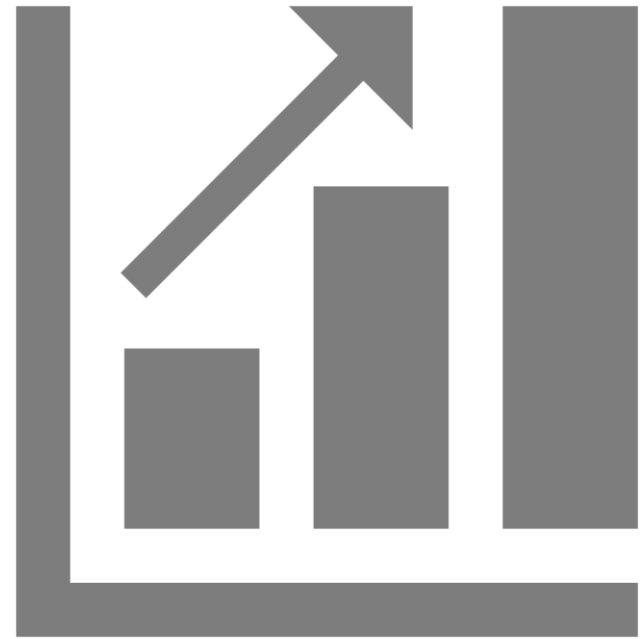
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- Housing **Goal H-2:**

“Provide a mix of single-family and multi-family homes that achieves the density necessary to **accommodate population growth** over the 20-year planning period”

# Evaluate

- What quantity of housing is needed to accommodate population growth?
  - Review growth rates shown in the 2020 Census numbers



# Evaluate Housing Goals

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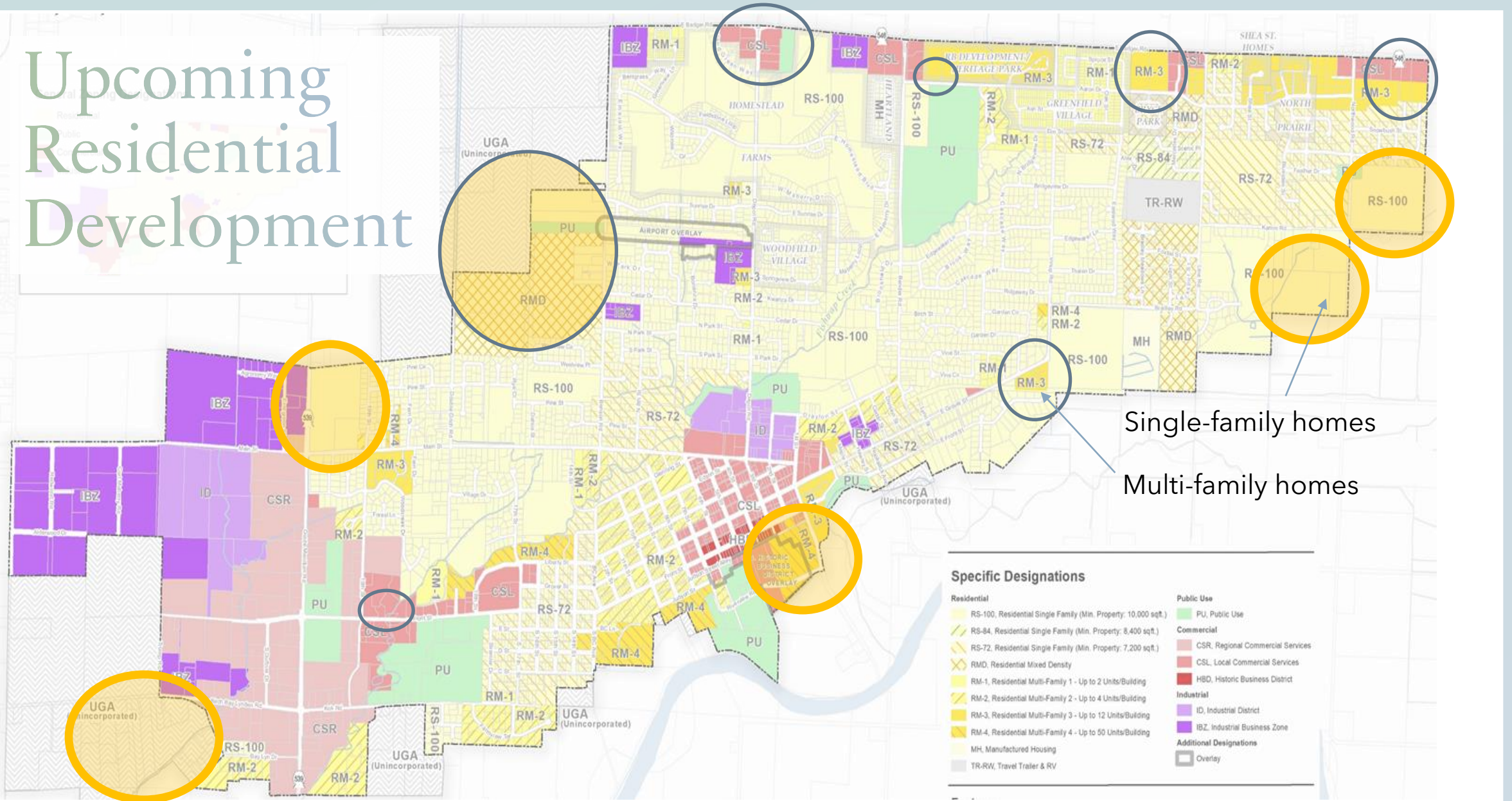


# Evaluate

What ratio of single-family to multi-family housing is currently being constructed? It varies widely from year to year.

- In **2011**: 88% Single Family to 12% Multi-family units
  - 85 Single-family units constructed
  - 12 Multi-family units constructed
- In **2021**: 32% Single Family to 68% Multi-family units
  - 44 Single-family units constructed
  - 93 Multi-family units constructed (duplex, townhome, apartments)
- Review housing type break-down in the 2020 Census numbers and relevant work with the Buildable Lands Project

# Upcoming Residential Development



Single-family homes

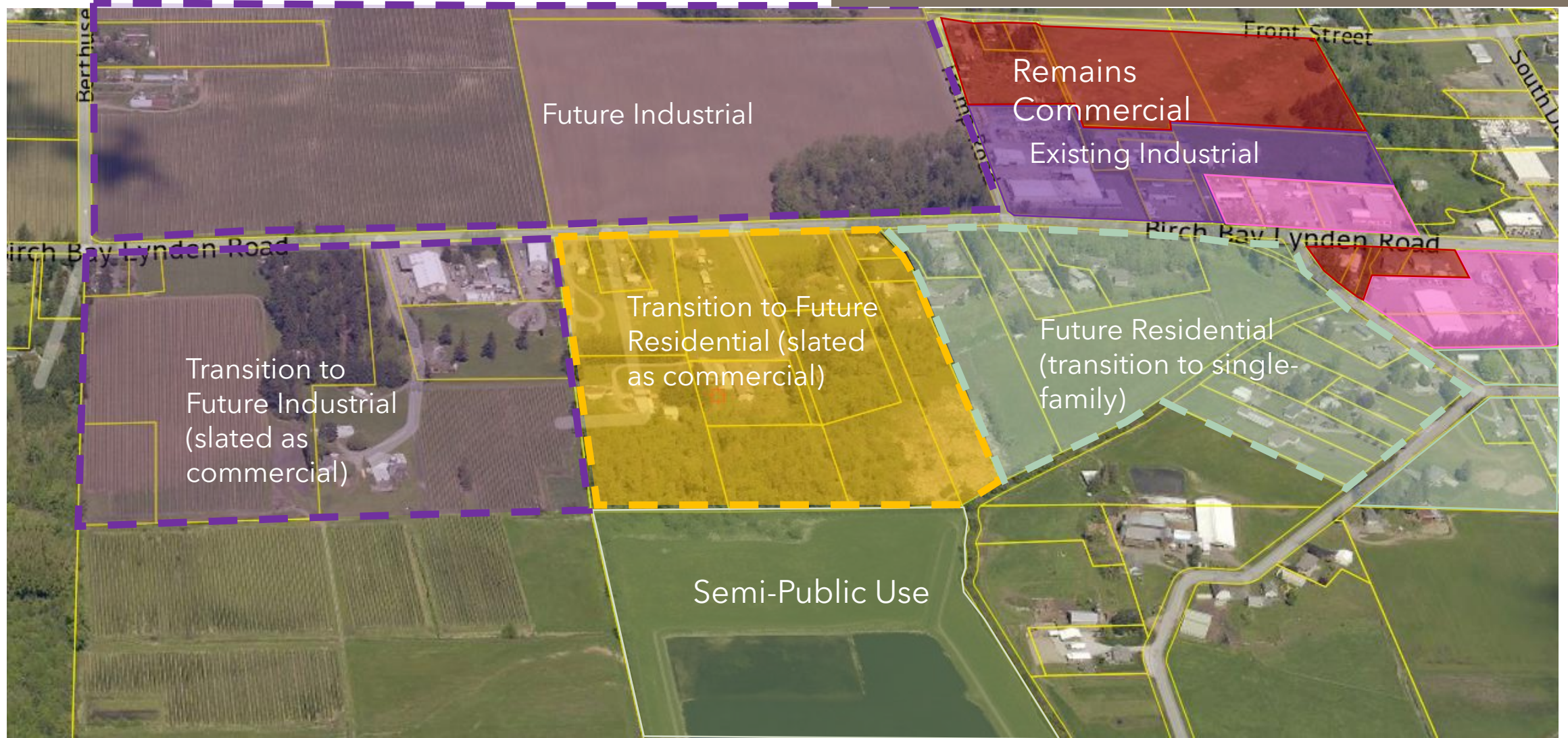
Multi-family homes

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# Potential Annexation

Birch Bay Lynden Road - Area to be Annexed



# Next Steps and Timeline

## Mixed Use Zoning Overlay

1. Shape the overlay purpose and requirements.
2. Amend City documents as needed to assign overlay and development standards:
  - Comprehensive Plan
  - Municipal Code
3. Identify appropriate locations for an overlay and locations appropriate for residential rather than commercial zoning.

