



CDC Meeting Date:	September 18, 2024	
Name of Agenda Item:	Small Scale Mixed Use Code Revisions	
Section of Agenda:	Discussion	
Next Steps Proposed by Staff:		Legal Review:
<input type="checkbox"/> Staff revisions	<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
Attachments:		
Map of areas eligible for small scale mixed use, Draft changes to building heights within small scale mixed use.		
Summary Statement:		
<p>Staff is proposing an amendment to the City's Mixed-Use code in order to:</p> <p>(1.) Correct an error that occurred when the mixed-use code was amended in June of 2023; and</p> <p>(2.) Allow property owners to seek a Conditional Use Permit in order to allow building heights to exceed 32 feet on Small Scale Mixed-Use properties.</p> <p>In 2022 the City Council adopted a revised mixed-use code. This code allows some commercially zoned properties to develop residential uses. The revisions focused eligibility on properties that were at least one acre and located near existing commercial centers. The code also includes provisions known as Small Scale Mixed-Use which addresses small commercially zoned properties within the Central Lynden Subarea. In early 2023 these Small Scale Mixed-Use provisions were expanded by Ord 23-1669 to be applicable to a relatively small number of properties in the South Historic Business District. An error in the way that the this ordinance was worded subsequently caused a significant portion of the mixed-use code to be deleted from the zoning code. It is imperative that the code be restored so that the ordinance is complete and usable.</p> <p>At the same time, a redevelopment inquiry has arisen which may warrant review of the height restriction placed on small scale mixed use. The restriction was adopted to ensure that changes within these older neighborhoods of the city are sensitive to the surrounding structures. As you may recall Small Scale Mixed-Use provisions allow these homes to convert to duplexes or triplexes depending on the size of the lot. It also allows for new construction at a similar scale so that they are sensitive to the surrounding structures. However, some areas of the Central Lynden and South HBD Subareas may easily accommodate buildings of larger scale due to their location and surrounding uses. Staff is proposing that additional height, up to 40 feet, could be added in through a CUP. This provision already exists within the larger scale mixed-use code.</p>		
Recommended Action:		
Provide feedback on the proposed height allowance which would be available through the CUP process.		