



PLANNING DEPARTMENT
Heidi Gudde, Planning Director
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Planning Department Memorandum

To: City Council
From: Heidi Gudde, Planning Director
Date: February 8, 2019
Re: Zoning Amendments to Accommodate Pepin Creek

The Pepin Creek Sub-area represents a significant planning project. Although the sub-area will utilize some zoning categories with already exist, the planning effort has also included the creation of new categories and overlays which take into account the City's growth priorities, housing density goals, infrastructure requirements, and community character.

The change is not considered lightly. The proposed zoning text amendment comes forward after careful review that has included public survey results, input from local real estate agents and builders, as well as six workshops with the Planning Commission, four joint meetings with the Community Development Committee, and one joint workshop with the City Council. A number of these meetings have included opportunities for public input.

The proposed amendments and new zoning categories are summarized briefly below. Zoning regulations including primary, accessory and secondary uses, were written to resemble, as closely as possible, the City's existing regulations.

Proposed Zoning Amendments and Pepin Creek Zoning Categories and Overlays

Residential Multi-Family-Pepin Creek (RM-PC): This multi-family zoning category resembles the existing RM-2 zoning as it permits up to 4 units per building and, in larger developments up to 8 units per building. It differs from RM-2 in that it allows for smaller lots, smaller setbacks, and encourages fee simple attached single-family housing. The most familiar form of this housing type is the row house or townhome. Other creative housing arrangements could be accommodated in this zoning including clusters of cottages and shared garage layouts. The permitted density of the RM-PC is higher than the RM-2 zoning. The goal of this housing type is to create attached product that promotes home ownership at more affordable rates than detached single family homes.

Residential Mixed Density (RMD): This zoning category is one that already exists within the City of Lynden. It is meant to blend detached single-family housing with attached single-family homes (also known as paired housing) and duplex units. Some amendments have been proposed to the

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existing development standards of RMD which would eliminate the opportunity to construct triplex units but allows for smaller minimum lot sizes.

Senior Overlay: This zoning overlay allows a developer to activate additional density if specific criteria are met. In this case the criteria relate to providing housing for seniors. This may take the form of age restricted neighborhoods, assisted living, or full-time care facilities. The underlying zoning category dictates if this criterion is not met.

Commercial Overlay: This zoning overlay encourages small neighborhood commercial establishments to be developed at high visible intersections. The uses permitted here are intended to serve the adjacent neighborhoods. Commercial establishments in these areas are subject to design standards. The underlying zoning category dictates if the commercial overlay is not utilized.

Other Sections: The zoning addition of Chapter 19.18 proposed above also warranted changes and improvements to other existing sections of code including sections in Chapters 17 and 18, and other sections of Chapter 19. The most significant change may be the revision to measure setbacks from property line to foundation rather than the farthest projection of the building. Adjustments have been noted in each affected section to accommodate this change but with little to no change in the currently permitted building envelope.