

2026 PERIODIC UPDATE - DEVELOPMENT REGULATIONS REVIEW TRACKER

Periodic Update requirements and modifications for consistency / clarity have been incorporated into drafts prior to presentation to the Planning Commission:

- Chapter_18.08__CRITICAL_AREAS (10-20-25 & 12-31-25)
 - Chapter_17.04__TITLE_USE_ZONES_BOUNDARIES_AND_ZONES (2-19-26)
 - Chapter_17.06__TABLE_OF_PERMITTED_USES (2-19-26 & 3-23-26)
 - Chapter_17.08-Chapter_17.18_RESIDENTIAL (2-19-26 & 3-23-26)
 - Chapter_17.20-Chapter_17.36_COMMERCIAL-INDUSTRIAL-PUBLIC (2-19-26 & 3-23-26)
 - Chapter_17.38__GENERAL_PROVISIONS (2-19-26)
 - Chapter_17.42__WIRELESS_TELECOMMUNICATION_FACILITIES (3-23-26)
 - Chapter_17.48__ESSENTIAL_PUBLIC_FACILITIES (2-19-26)
 - Title 17 APPENDIX_A__DEFINITIONS (2-19-26)
 - 2026 Periodic Update - Existing vs. Proposed Review Processes 3-31-26
- 2/25/26 Planning Commission Meeting
 - Table of Permitted of Permitted Uses - PR-1 changed to P-1

Table 17-1

| <u>USE</u> | UR-1 | UR-2 | UR-3 | C-1 | C-2 | I-1 | PR P-1 | <u>USE REGULATIONS</u> |
|------------|------|------|------|-----|-----|-----|-----------|----------------------------|
|------------|------|------|------|-----|-----|-----|-----------|----------------------------|

- Title 17 Appendix A Definitions - check definition of family daycare provider to include adult daycare (Definition from RCW, Adult Family Home includes adult daycare)
- Allow short roof mounted wireless antennas in C-2 (add to Table of Permitted Uses and Type 1 in MMC Ch. 17.42)

Table 17-1

| <u>USE</u> | UR-1 | UR-2 | UR-3 | C-1 | C-2 | I-1 | PR P-1 | <u>USE REGULATIONS</u> |
|--|------|------|------|-----|--------|-----|-----------|--|
| <u>Wireless Telecommunication Towers, Antennas, and Facilities</u> | X/A | X/A | X/A | S | X S | S | S | <u>Refer to Chapter 17.42 for specific requirements and location limitations</u> |

17.42.050 Development standards for Type I facilities on existing buildings or other existing support structures.

- A. Type I facilities are not permitted in residential districts/zones. Type I facilities are permitted on existing buildings or other existing support structures in areas zoned C-1 commercial district/zone, C-2 low-intensity commercial/mixed use zone, I-1 light industrial district-zone, and PR-1 public reserve district-zone subject to the conditions listed in this section.

- G. Type I facilities located in C-1 and C-2 commercial / mixed use districts-zones shall be stealth facilities or concealed antennas. Within the C-2 zone, Type I facilities shall only be located on roofs.
- Adjust wording of ADUs #8 (17.16.010A) for clarity
 - 8. ADUs must comply with MMC 17.08.010 Residential Development Standards and standards shall not be more restrictive than those for principal units. The parcel must meet all code requirements including site coverage with the exception of the rear yard and side yard setbacks which can be reduced to five feet.
- Animals / urban agriculture section corrections in UR-2, UR-3, C-1, and C-2, allow fowl / rabbits in UR-3, and bees in additional zones. Review continued at 3/31/26 meeting.
- Review of MMC Ch. 17.04 (2/19/26), Ch. 17.48 (2/19/26), & Ch. 18.08 (12/31/25) complete
- Request by citizen to review Millwood Historic District language under UR-2, UR-3, and C-2 (changed shall to should consider for consistency with historic register) - only designated registry properties are required to comply, other properties it is optional and at owner's discretion, provided as a resource for homeowners

Millwood Historic District.

In addition to the design standards above, parcels within the Millwood Historic District should consider the Historic Millwood Resource Guide, v1-0 dated September 5, 2025 or as amended and adopted by the Millwood Historic Preservation Commission and Millwood City Council, for improvements, repairs, and modifications of Millwood's historic homes and structures.

- 3/31/26 Planning Commission Meeting & 4/10/26 Meeting w/ Planning Commissioner Beese
 - Remove Neighborhood Commercial from Table of Permitted Uses, Residential Zones, and Title 17 Appendix Definitions (keep in file for possible future inclusion)
 - Bring back review process for discussion of Hearing Examiner system use
 - Keep Development Regulations amendments as multiple times per year instead of once per year w/ Comp Plan option
 - Raise short plats up to 9 lots and subdivisions to 10+ lots
 - Added definition in Title 17 Appendix for "Public Utility Local Distribution Facility", corrected "Public Utility Transmission Facility" definition, removed "Utility Services Systems" from Table of Permitted Uses (duplicative and not commonly used in area), and added Public Utility Local Distribution Facility with Public Utilities / corrected Public Utility Transmission Facility with EPF reference added

Table 17-1

| <u>USE</u> | <u>UR-1</u> | <u>UR-2</u> | <u>UR-3</u> | <u>C-1</u> | <u>C-2</u> | <u>I-1</u> | <u>PR</u> <u>P-1</u> | <u>USE</u> <u>REGULATIONS</u> |
|------------|-------------|-------------|-------------|------------|------------|------------|-------------------------|----------------------------------|
| | | | | | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|-----|--|
| Public Utilities / <u>Public Utility Local Distribution Facility</u> | P | P | P | P | P | P | P | |
| Public Utility Local Distribution <u>Transmission Facility</u> | X | X | X | X | X | P | CUP | <u>CUP 17.44.070 - 130 & Refer to 17.48.050 Location of EPFs</u> |
| Utility Services Systems | X | X | X | X | X | P | X | |

"Public Utility" means a regulated public or private enterprise with an exclusive franchise for providing public service paid for directly by the recipient of that service.

"Public Utility Local Distribution Facility" means any building, structure, or device which transfers directly to the public the service or supply provided by a public utility, including telephone, electric, gas, cable television, water and sewer, and all other facilities, equipment and structures necessary for conducting a local distribution service by a government or public utility.

"Public Utility Transmission Facility" means any building, structure, or device which does not directly transfer to the public the service or supply provided by a public utility, including telephone, electric (greater than 55,000 volts or 55 KV), gas, cable television, water and sewer, and all other facilities, equipment, and structures, including substations, switching stations, and reservoirs.

~~"Public Utility Transmission Facility" means any building, structure, or device which transfers directly to the public the service or supply provided by a public utility, including telephone, electric, gas, cable television, water and sewer, and all other facilities, equipment and structures necessary for conducting a local distribution service by a government or public entity.~~

- Added Duplex & Stacked Flat to C-1/C-2 in Table of Permitted Uses (C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B))

Table 17-1

| <u>USE</u> | UR-1 | UR-2 | UR-3 | C-1 | C-2 | I-1 | PR P-1 | <u>USE REGULATIONS</u> |
|---------------------|----------|----------|----------|-----------------------|-----------------------|----------|----------|---|
| <u>Stacked Flat</u> | <u>P</u> | <u>P</u> | <u>P</u> | X <u>S</u> | X <u>S</u> | <u>X</u> | <u>X</u> | <u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u> |
| Duplex | P | P | P | C <u>S</u> | X <u>S</u> | X | X | <u>C-1/C-2 - Refer to Residential / Commercial Mixed Use 17.26.010(B)</u> |

- Added "Must be" to UR-1, UR-2, and UR-3 under subsection B

17.10.040 Libraries, churches, art galleries, schools.

B. Must be on property of not less than twelve thousand (12,000) square feet with not less than one hundred (100) feet of continuous frontage on an improved street, with a minimum lot width the same as that of the lot frontage.

17.12.030 Libraries, churches, art galleries, schools.

B. Must be on property of not less than twelve thousand (12,000) square feet with not less than one hundred (100) feet of continuous frontage on an improved street, with a minimum lot width the same as that of the lot frontage.

17.14.030 Libraries, churches, art galleries, schools.

B. Must be on property of not less than twelve thousand (12,000) square feet with not less than one hundred (100) feet of continuous frontage on an improved street, with a minimum lot width the same as that of the lot frontage.

- Concern with Accessory Buildings being taller (to accommodate Detached ADUs) when they are a pole building style. Detached ADUs must be allowed to be at least 24 feet in height and ADU requirements cannot be more restrictive than those for a principal unit. Pole buildings / metal is not currently a prohibited building type / material for Millwood residential zones. Revised 17.08.010, Table 17-2 to adjust heights and setbacks for accessory buildings and added a note about sq. footage under lot coverage to comply with RCW as well as 5' separation exemption.

17.08.010 Residential-UR-1, UR-2, and UR-3 development standards.

Residential Development in the UR-1, UR-2, and UR-3 zones shall meet the standards shown in Table 17-2.

Table 17-2

| | | UR-1 | UR-2 | UR-3 |
|---------------------------------|---------------------------------|--------|--------|--------|
| Building Setbacks | Front | 25 ft. | 25 ft. | 25 ft. |
| | Rear | 25 ft. | 25 ft. | 25 ft. |
| | Side | | | |
| | 1 Story / Height up to 20 ft. | 5 ft. | 5 ft. | 5 ft. |
| | 1.5 Story / Height up to 28 ft. | 10 ft. | 10 ft. | 10 ft. |
| | 2 Story / Height up to 35 ft. | 15 ft. | 15 ft. | 15 ft. |
| | Flanking Street | 15 ft. | 15 ft. | 15 ft. |
| Accessory Building Setbacks (2) | Side | 5 ft. | 5 ft. | 5 ft. |
| | Rear | 5 ft. | 5 ft. | 5 ft. |
| Maximum Building Coverage (3) | | 40% | 40% | 40% |
| Maximum Total Lot Coverage (14) | | 60% | 60% | 60% |
| Building Height (5) (6) (7) | | 35 ft. | 35 ft. | 35 ft. |
| | Accessory Buildings | 25 ft. | 20 ft. | 20 ft. |
| Building Height (2) (4) | Single Family & Duplex | 35 ft. | 35 ft. | 35 ft. |
| | Accessory Bldg. (3) (5) | 25 ft. | 20 ft. | 20 ft. |

(2) Accessory Buildings shall not be located closer than 25 feet to the front of the lot, consistent with front setbacks for principal units. Accessory Buildings taller than twenty (20) feet shall be set back 10 feet from side and rear property lines. Detached ADUs can be sited at a lot line if the lot line abuts a public alley, unless the City of Millwood routinely plows snow on the public alley. Also refer to Accessory Building regulations within each zone with Detached ADUs being exempt from the prescribed size limitations applicable to Accessory Buildings. When multiple buildings that require site plan and/or building permit review are located on a parcel, each building must be separated by at least 5 feet.

(3) For infill development, when existing homes are preserved and middle housing is added elsewhere on the lot, the existing home is exempted from the maximum building coverage. Lot coverage limitations cannot require an ADU to be less than 1,000 sq. feet; however, an applicant may choose to build a smaller size.

(4) Includes all other impervious surfaces

(25) Building height shall be measured from average grade level to the highest point of the structure

(36) In compliance with RCW 36.70A.681, Accessory Buildings taller than 24 feet (at highest point of structure) shall comply with Building Setbacks based on height for side setback (10 ft. for 25 ft. to 28 ft. and 15 ft. for 29 ft. to 35 ft.). Rear setback shall match required side setback from property line for accessory buildings taller than 24 feet when an accessory building contains a Detached ADU, it is permitted to be up to 25 feet in height. Maximum wall height not to exceed 16 feet

(7) A building can exceed maximum roof height limit by 48 inches to accommodate a roof-mounted solar energy panel.

Additional exceptions to roof height and setbacks apply to retrofits of existing buildings for residential housing in accordance with RCW 36.70A.810. Refer to MMC 17.18.050 for more information.

(4) No structure shall exceed 2 stories in height

(5) Accessory buildings taller than sixteen (16) feet shall be set back an additional one foot for each one foot of building height in excess of sixteen (16) feet to a maximum setback of ten feet from any property line.

- Research on beekeeping, fowl, and rabbits in urban environments / review other jurisdictions (City of Spokane Valley). Added definitions for beehive and beekeeping in Title 17 Appendix, prepared City of Spokane Valley and Spokane County zoning comparison exhibit, and included draft language based on zoning comparison. Also added rabbits to UR-1 consistent with fowl (apparent oversight on previous non-inclusion).

“Beehive” means a structure designed to contain one colony of honey bees (*apis mellifera*) and registered with the Washington State Department of Agriculture per Chapter 15.60 RCW or as hereafter amended.

“Beekeeping” means the keeping of beehives on a lot. See Agriculture (Urban) / Animal Keeping, use category.

17.10.010 Animals (Animal Keeping - Large and Small) and Agriculture (Urban).

In the UR-1 zone animal requirements are as follows:

A. An occupant or resident may keep or maintain for his/her own personal use animals and fowl on the premises of his/her dwelling (provided that any building housing animals or fowl, or yards, or runways shall be not less than fifteen (15) feet from any property line, and further provided that no fowl, animal or animals may be slaughtered on such premises) as follows:

- A1. Household pets as defined in the animal control ordinance are permitted provided, they are maintained in compliance with the animal control ordinance;
- 2B. Up to twenty-five (25) female fowl or rabbits for the personal use of occupants on the premises are permitted;
- 3C. Livestock units are defined as: one horse, mule, donkey, burro or bovine or two goats, llamas, alpacas, or sheep. No other animals including pigs or swine shall be allowed;
- 4D. One livestock unit shall be allowed per gross half-acre. No livestock shall be permitted on less than one-half acre;
- 5E. Private and commercial kennels are prohibited;
- 6F. The keeping, maintaining and raising of exotic animals as defined by the Spokane County animal control regulations, as may be amended with the addition of nonhuman primates, is not allowed.

B. An occupant or resident may utilize open space for agriculture as follows:

1. Garden cultivation, orchards, seed production, flower growing, etc. are allowed for personal use;
2. Sales will only be permitted through an approved Home Business;
3. Community gardens are permitted with up to two parking spaces and outdoor lighting that complies with 17.18.030 (Residential outdoor lighting);
4. Hobby beekeeping is allowed when the following requirements are met:
 - a. The number of beehives shall be limited to one beehive per 4,356 gross square feet of lot area;
 - b. Beehives shall be set back a minimum of five feet from a side or rear property line and 25 feet from the front property line;
 - c. A flyaway barrier shall be provided that is at least six feet high and consists of a solid wall, solid fencing material, dense vegetation, or combination thereof, that is parallel to the side or rear property line(s) and extends beyond the beehive(s) in each direction that bees are forced to fly at an elevation of at least six feet above ground level over the property lines in the vicinity of the beehives;
 - d. Beekeepers shall maintain an adequate supply of water for bees located close to the hives; and
 - e. The beekeeper shall be certified by the Washington State Beekeeper’s Association.

17.12.010 Animals (Animal Keeping - Small) and Agriculture (Urban).

A. In the UR-2 zone animal requirements are as follows:

- A1. Household pets as defined in the animal control ordinance are allowed provided, they are maintained in compliance with the animal control ordinance;
- 2B. The keeping of up to four female fowl or four rabbits is allowed. Other livestock is prohibited.

- 3C. The ~~keeping, maintaining or~~slaughtering of any animals, livestock or poultry is prohibited.
 - 4D. The keeping, maintaining and raising of exotic animals as defined by the Spokane County animal control regulations, as may be amended with the addition of nonhuman primates, is not allowed.
- B. An occupant or resident may utilize open space for agriculture as follows:
- 1. Garden cultivation, orchards, seed production, flower growing, etc. are allowed for personal use;
 - 2. Sales will only be permitted through an approved Home Business;
 - 3. Community gardens are permitted with up to two parking spaces and outdoor lighting that complies with 17.18.030 (Residential outdoor lighting);
 - 4. Hobby beekeeping is allowed when the following requirements are met:
 - a. The number of beehives shall be limited to one beehive per 4,356 gross square feet of lot area;
 - b. Beehives shall be set back a minimum of five feet from a side or rear property line and 25 feet from the front property line;
 - c. A flyaway barrier shall be provided that is at least six feet high and consists of a solid wall, solid fencing material, dense vegetation, or combination thereof, that is parallel to the side or rear property line(s) and extends beyond the beehive(s) in each direction that bees are forced to fly at an elevation of at least six feet above ground level over the property lines in the vicinity of the beehives;
 - d. Beekeepers shall maintain an adequate supply of water for bees located close to the hives; and
 - e. The beekeeper shall be certified by the Washington State Beekeeper's Association.

17.14.010 Animals (Animal Keeping - Small) and Agriculture (Urban).

- A. In the UR-3 zone, animal requirements are as follows:
- A1. Household pets as defined in the animal control ordinance are allowed provided, they are maintained in compliance with the animal control ordinance;
 - 2. The keeping of up to four female fowl or four rabbits is allowed. Other livestock is prohibited.
 - 3B. The ~~keeping, maintaining or~~slaughtering of any animals, livestock or poultry is prohibited.
 - 4E. The keeping, maintaining and raising of exotic animals as defined by the Spokane County animal control regulations, as may be amended with the addition of nonhuman primates, is not allowed.
- B. An occupant or resident may utilize open space for agriculture as follows:
- 1. Garden cultivation, orchards, seed production, flower growing, etc. are allowed for personal use;
 - 2. Sales will only be permitted through an approved Home Business;
 - 3. Community gardens are permitted with up to two parking spaces and outdoor lighting that complies with 17.18.030 (Residential outdoor lighting);
 - 4. Hobby beekeeping is allowed when the following requirements are met:
 - a. The number of beehives shall be limited to one beehive per 4,356 gross square feet of lot area;
 - b. Beehives shall be set back a minimum of five feet from a side or rear property line and 25 feet from the front property line;
 - c. A flyaway barrier shall be provided that is at least six feet high and consists of a solid wall, solid fencing material, dense vegetation, or combination thereof, that is parallel to the side or rear property line(s) and extends beyond the beehive(s) in each direction that bees are forced to fly at an elevation of at least six feet above ground level over the property lines in the vicinity of the beehives;
 - d. Beekeepers shall maintain an adequate supply of water for bees located close to the hives; and
 - e. The beekeeper shall be certified by the Washington State Beekeeper's Association.

**Chapter 17.26 SUPPLEMENTARY USE REGULATIONS IN COMMERCIAL ZONES
SUPPLEMENTAL DEVELOPMENT REGULATIONS**

17.26.010 [~~Supplemental-Supplementary development use regulations.~~]

Where permitted pursuant to Table 17-1, the following conditions shall apply

D. Animals (Animal Keeping - Small) and Agriculture (Urban).

1. Animal requirements are as follows:

- a. Household pets as defined in the animal control ordinance are allowed provided, they are maintained in compliance with the animal control ordinance.
- b. The keeping of up to four female fowl or four rabbits is allowed. Other livestock is prohibited.
- c. ~~The keeping, maintaining or slaughtering of any animals, livestock or poultry is prohibited.~~
- d. The keeping, maintaining and raising of exotic animals as defined by the Spokane County animal control regulations, as may be amended with the addition of nonhuman primates, is not allowed.

2. An occupant or resident may utilize open space for agriculture as follows:

- a. Garden cultivation, orchards, seed production, flower growing, etc. are allowed for personal use.
- b. Sales will be permitted through an approved business or Home Business.
- c. Community gardens are permitted.
- d. Hobby beekeeping is allowed when the following requirements are met:
 1. The number of beehives shall be limited to one beehive per 4,356 gross square feet of lot area.
 2. Beehives shall be set back a minimum of five feet from a side or rear property line and 25 feet from the front property line.
 3. A flyaway barrier shall be provided that is at least six feet high and consists of a solid wall, solid fencing material, dense vegetation, or combination thereof, that is parallel to the side or rear property line(s) and extends beyond the beehive(s) in each direction that bees are forced to fly at an elevation of at least six feet above ground level over the property lines in the vicinity of the beehives.
 4. Beekeepers shall maintain an adequate supply of water for bees located close to the hives; and
 5. The beekeeper shall be certified by the Washington State Beekeeper's Association.

- Adjusted Commercial lot coverage and setbacks based on review of C-1 and C-2 parcel locations.

17.20.010 Commercial-C-1 and C-2 development standards.

Commercial development in the C-1 and C-2 zones shall meet the standards shown in Table 17-3.

Table 17-3

| | | C-1 (1) | | C-2 | |
|---|---------|--|------------------------|--|--|
| Front Yard Building Setbacks | | | | | |
| Structure Front Setback | Minimum | 25 ft. min. | | N/A | |
| | Maximum | N/A | | 25 ft. max. | |
| Parking | | 15 ft. min. | | See 17.24.020 & 030 | |
| Rear Yard Setback | | 15 ft. min. | | 20 ft. min. 15 ft. | |
| Side Yard Setback | | 5 ft. min. | | N/A 0 ft. | |
| Flanking Street | | 15 ft. min. | | N/A | |
| Abutting Residential Zone (up to 2 Story Height) | | 15 ft. min. (2) | | 5 ft. | |
| Adjacent Abutting to Residential Zone (3 Story Height) | | 15-20 ft. min. (2) | | 10 ft. | |
| Abutting Residential Zone (4 Story Height) | | 25 ft. min. (2) | | 15 ft. | |
| Maximum Total Lot Coverage (3) | | Mixed use (4) | Commercial Only | Mixed use (4) Total Lot Coverage | Commercial Only Total Lot Coverage (1) |
| Site Coverage including impervious surfaces | | 85% | 75-70% | 85% | 70% |
| Building Height (5)(7) | | up to 3 stories / 35 ft. max (36) | | up to 3 stories / 35 ft. max (26) | |
| Building Height - Trent Frontage (5)(7) | | 45-up to 4 stories / 48 ft. max (4)(5) | | | |
| Adjacent to Residential—no intervening street or alley | | Residential zone standards apply | | | |

- Adjusted administrative exceptions under 17.35.005(H)(5) was modified to reduce lot coverage exception from a proposed 25% to 10% since RCW/WAC exception was included.

H. Administrative Exceptions. An administrative exception may be approved for the following when:

- a. Where the required setback is greater than five feet, a deviation of five feet or less
- b. Minimum lot area where the deviation is for ten percent or less of the required lot area.
- c. Maximum impervious coverage where the deviation is for ten percent or less of the maximum impervious coverage.
 1. Any dimensional requirement which does not exceed one foot.
 2. A setback deviation of up to four feet, when the required setback is five feet or greater and the deviation will not result in a building or fire code violation.
 3. Minimum lot area requirements where the deviation is for 10% or less of the required lot area.
 4. Minimum lot width requirements where the deviation is for 10% or less of the required lot width.
 5. Maximum building coverage or lot coverage requirements where the deviation is for 10% or less of the maximum building / lot coverage.
 6. Any improved property rendered nonconforming through voluntary dedication of right-of-way, the exercise of eminent domain proceedings or purchase of right-of-way by the city, county, state, or federal agency.
 7. Exceptions required to meet current RCW/WAC requirements.