

Welcome and Thank You for Attending!

Meeting will start at 7 pm



More information is available on the project website: bit.ly/mukilteohap

This Evening's Program:

- **Welcome & Introductions**
- **Overview of Development Process and Existing Regulations** (15 mins)
- **Overview of Permitted Housing Types** (15 mins)
- **Discussion and Recommendations** (80 mins)
 - Needs Identified in Housing Needs Assessment
 - What is Missing Middle Housing?
 - Current Regulations and Potential Strategies
 - Group Discussion
 - Recommended Items for Further Study



Introductions



Dawn Couch
Project Manager



Lauren Balisky
Planning Manager



Garrett Jensen
Associate Planner



Meeting Tools



We are holding the Community Meeting via ZOOM and simultaneously broadcasting it on Facebook Live. A recording will be available on the website along with a meeting summary.



Name your Zoom presence. Zoom uses your name to identify speakers and label text entries. Click “participants” icon and then “New Screen Name.”



Presenters will turn on their video when speaking. We recommend you watch in “presenter mode”.



Please use the chat function to post questions when asked. We will not be using the chat function for discussion.



Use the hand icon (Under the Participants Menu) to raise your hand. We will watch that too.

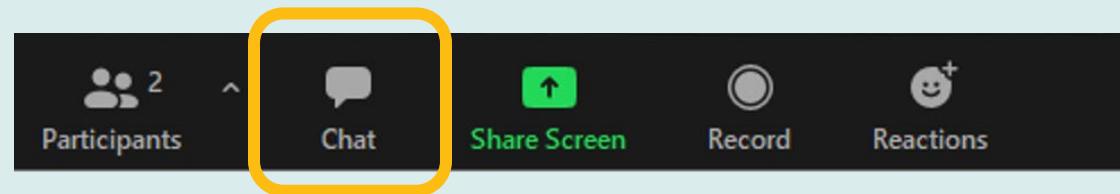


Please mute your microphone unless you are speaking. Pressing your space bar will take you temporarily off mute.



Questions?

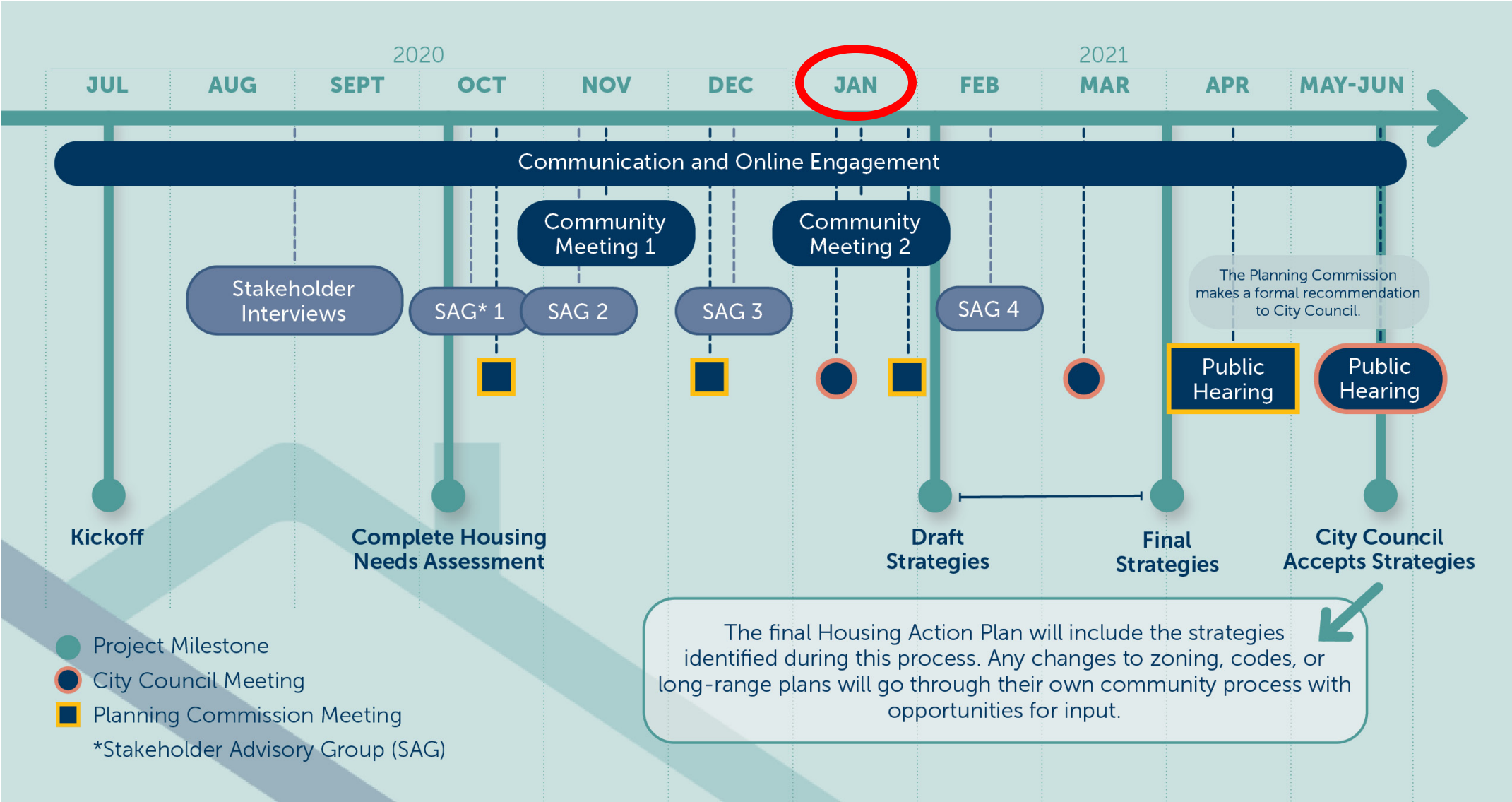
- Please add clarifying questions to the “chat” function.
- If you have a question about another topic or a comment, please submit it to the comment form on the HAP website: bit.ly/mukilteohap.



Housing Action Plan Process



Housing Action Plan Process



Overview of Development Process

- Planning Framework
- Development Process and the Housing Action Plan



Planning Framework

Growth Management Act

- Planning framework for Washington State

Comprehensive Plan

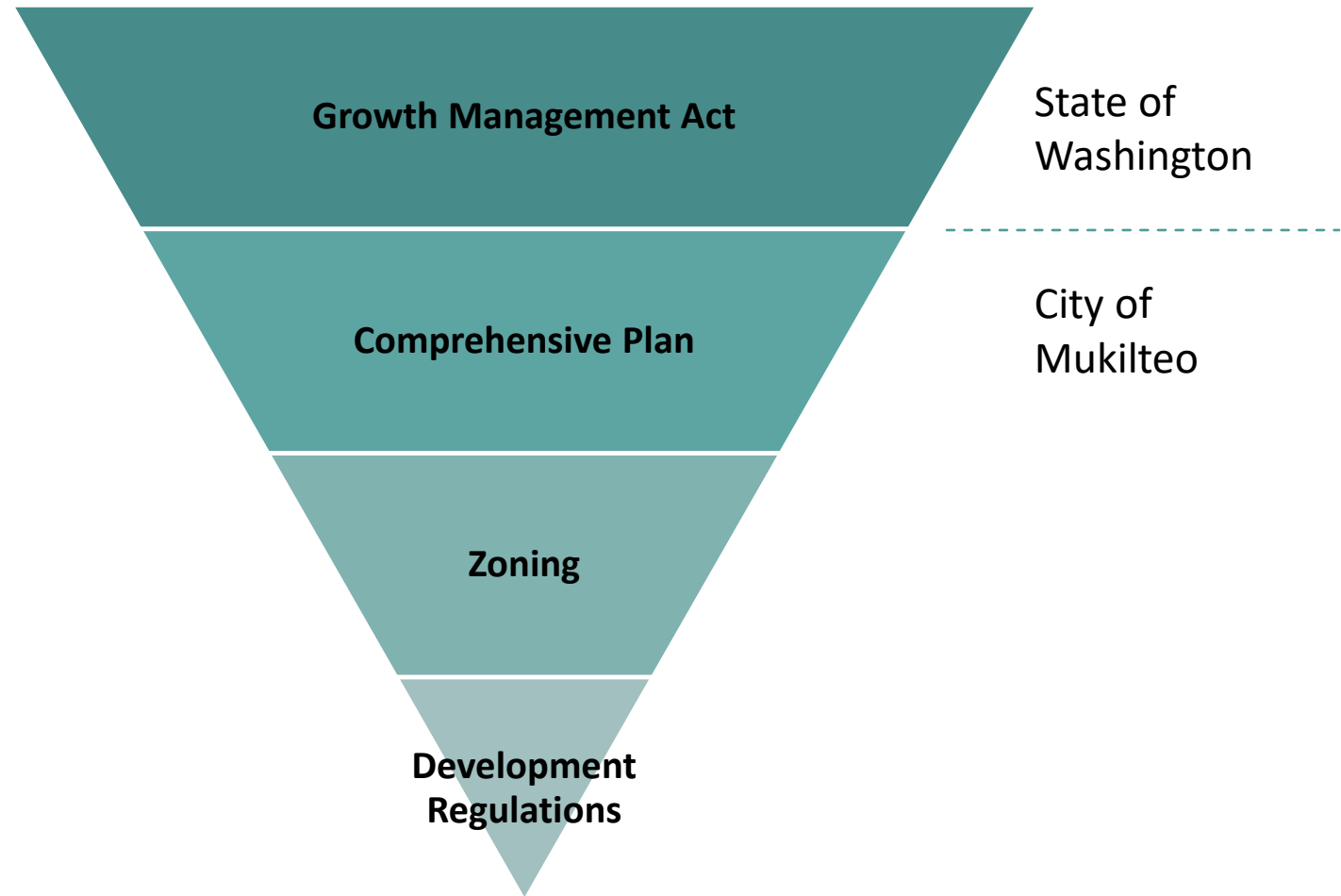
- City's long-term vision and policy document
- Defines broad uses

Zoning

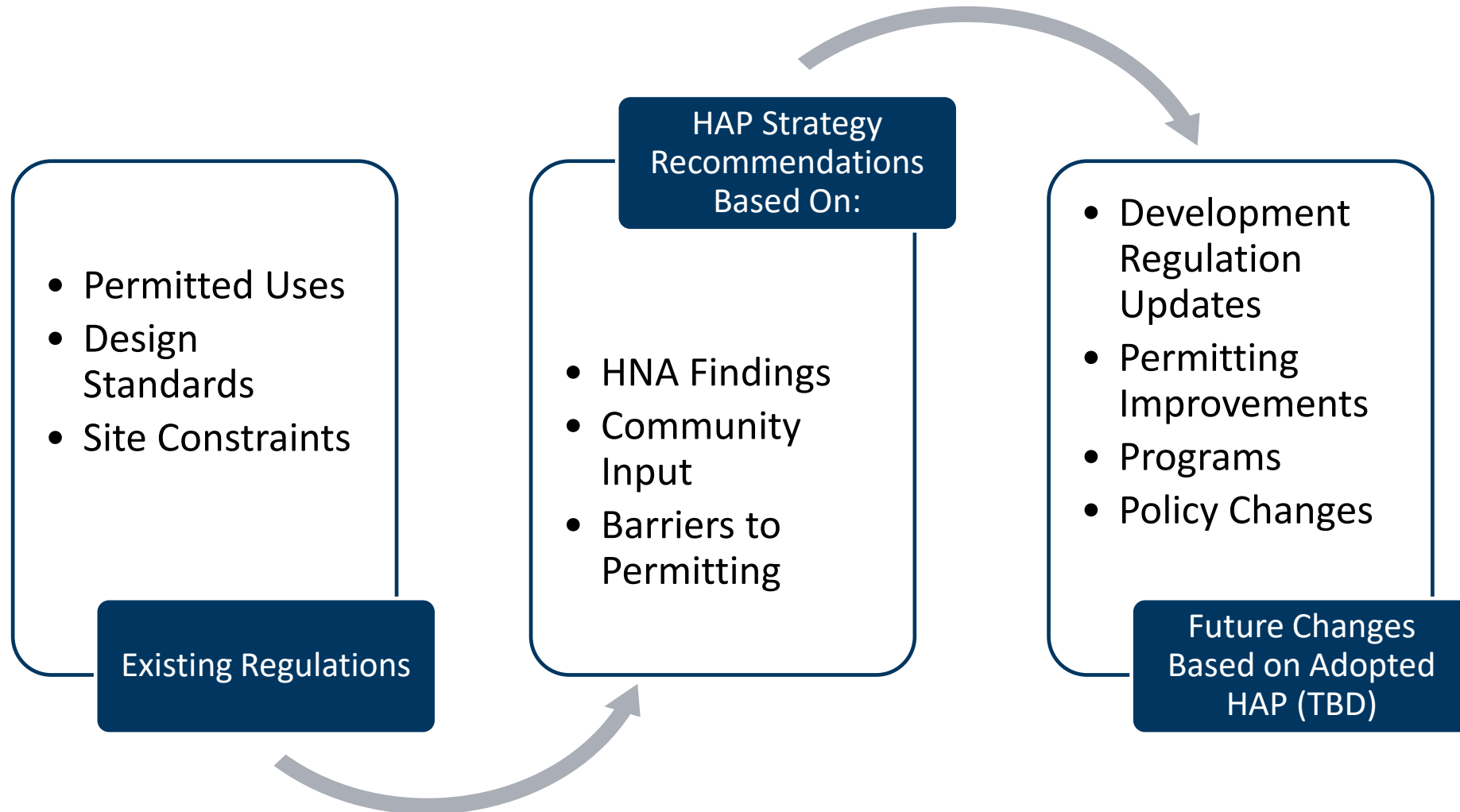
- Site-specific designation for each property
- Defines specific uses

Development Regulations

- Design standards
- Permit process



Development Process and the Housing Action Plan



Existing Development Regulations

- What Are Permitted Uses?
- Allowed Lot Sizes and Densities
- Required Setbacks
- Lot Coverage and Building Size
- Hard Surface
- Building Height
- Parking
- Other Regulations



What Are Permitted Uses?

Use	Residential									Commercial					
Zone	RD 12.5	RD 12.5 (S)	RD 9.6	RD 9.6 (S)	RD 8.4	RD 7.5	RD 7.2	MRD	MR	CB(S)(2)	PCB(S)	(DB)	CB	PCB	WMU
Single-Family	P	P	P	P	P	P	P	P	P		P				
ADU	P	P	P	P	P	P	P	P	P		P				
Duplex								P	P		P		P	P	
Cottage	C		C		C			P	P		P		P	P	
Townhouse		P		P	P		P	P	P		P		P	P	
Multi-Family								P	P		P		P	P	
Mixed-Use										P	P	P	P	P	P

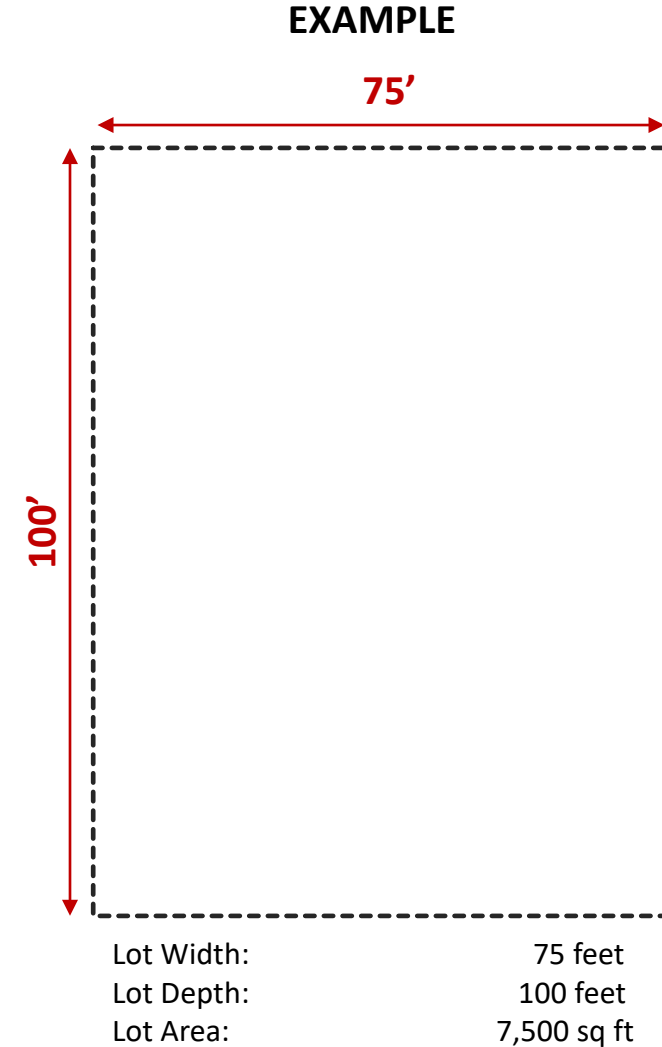
(P) Permitted Use – use allowed as a matter of right so long as all of the applicable requirements are met.

(C) Conditional Use – public hearing process that allows for special consideration to make a use consistent with and compatible to other uses in the same zone or zones.



Allowed Lot Sizes and Densities

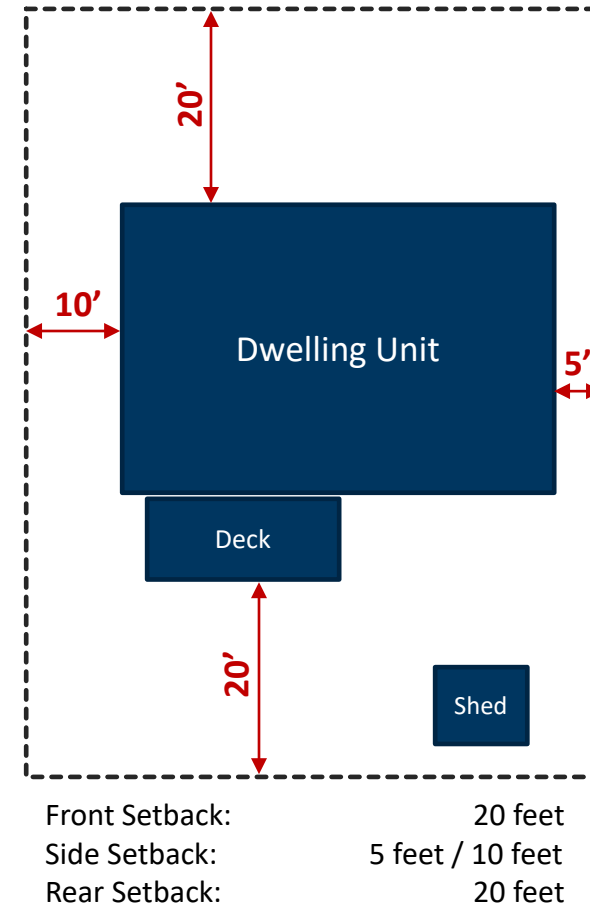
Lot Bulk Matrix			
Comprehensive Plan Designation	Zone	Minimum Lot Area / Unit	Units / Acre
SFR - Low Density	RD 12.5	12,500 sf	3
	RD 12.5(S)		
SFR - Medium Density	RD 9.6	9,600 sf	4
	RD 9.6(S)		
	RD 8.4	8,400 sf	5
SFR - High Density	RD 7.5	7,500 sf	5
	RD 7.2	7,200 sf	6
MFR - Low Density	MRD	7,500 sf	13
MFR - High Density	MR	7,500 sf	22



Required Setbacks

Property Line Setbacks				
Zone	Front	Side		Rear
		Interior	Corner	
RD 12.5	25'	5'; 15' total	20'	25'
RD 9.6				
RD 12.5(S)	20'	5'	20'	5'
RD 9.6(S)				
RD 8.4	20'	5'	20'	5'
RD 7.2				
RD 7.5	20'	5'; 15' total	20'	20'; 15' for corner lots
MRD	25'	Varies	Varies	Varies
MR				

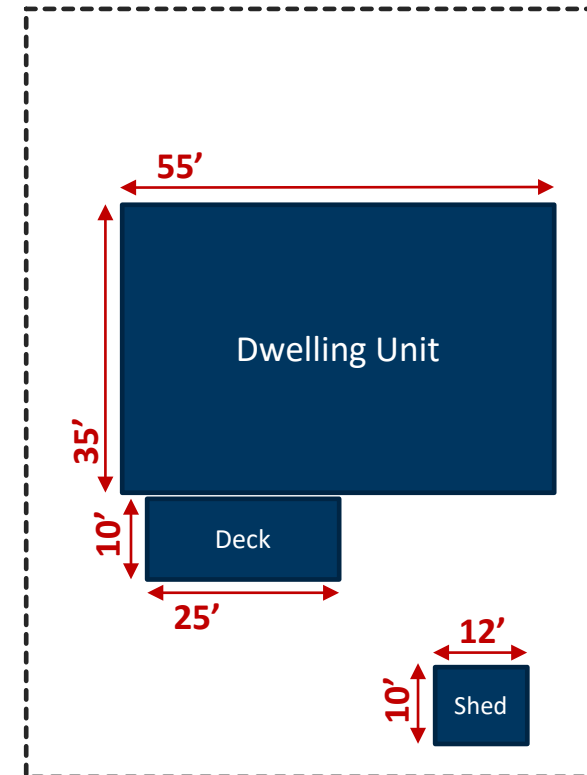
EXAMPLE



Lot Coverage and Building Size

Lot Coverage	
SFR Zone	Maximum Lot Coverage
RD 12.5	30%
RD 12.5(S)	
RD 9.6	
RD 9.6(S)	35%
RD 8.4	
RD 7.5	
RD 7.2	
MRD	40%
MR	

EXAMPLE

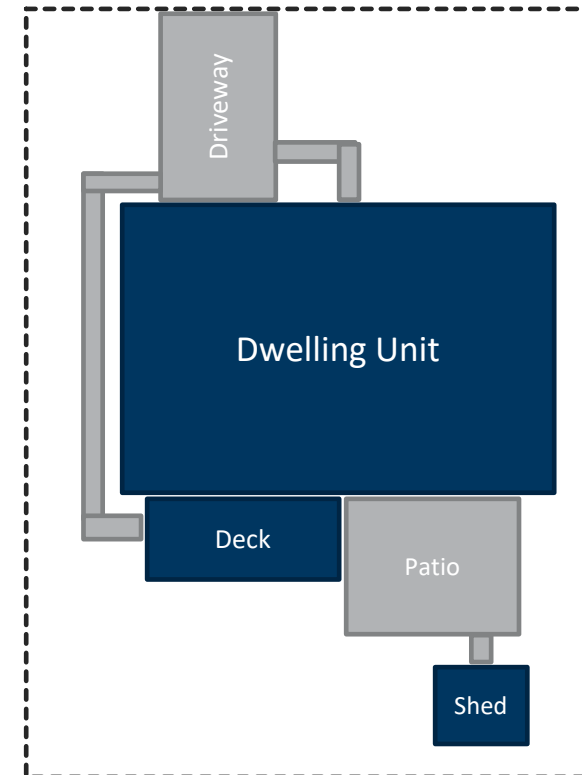


Dwelling Unit:	1,935 sq ft
Deck:	250 sq ft
Shed:	120 sq ft
Total:	2,295 sq ft
Lot Coverage:	31%

Hard Surface Coverage

Hard Surface Coverage		
Use	Lot Area Threshold	Maximum Hard Surface Coverage
Single-Family Residential	≤ 5,999 sf	3,000 sf
	6,000—8,399 sf	3,780 sf
	8,400—9,599 sf	3,840 sf
	9,600—12,499 sf	4,375 sf
	≥ 12,500 sf	55%
Multi-Family Residential and Mixed Use	N/A	80%

EXAMPLE

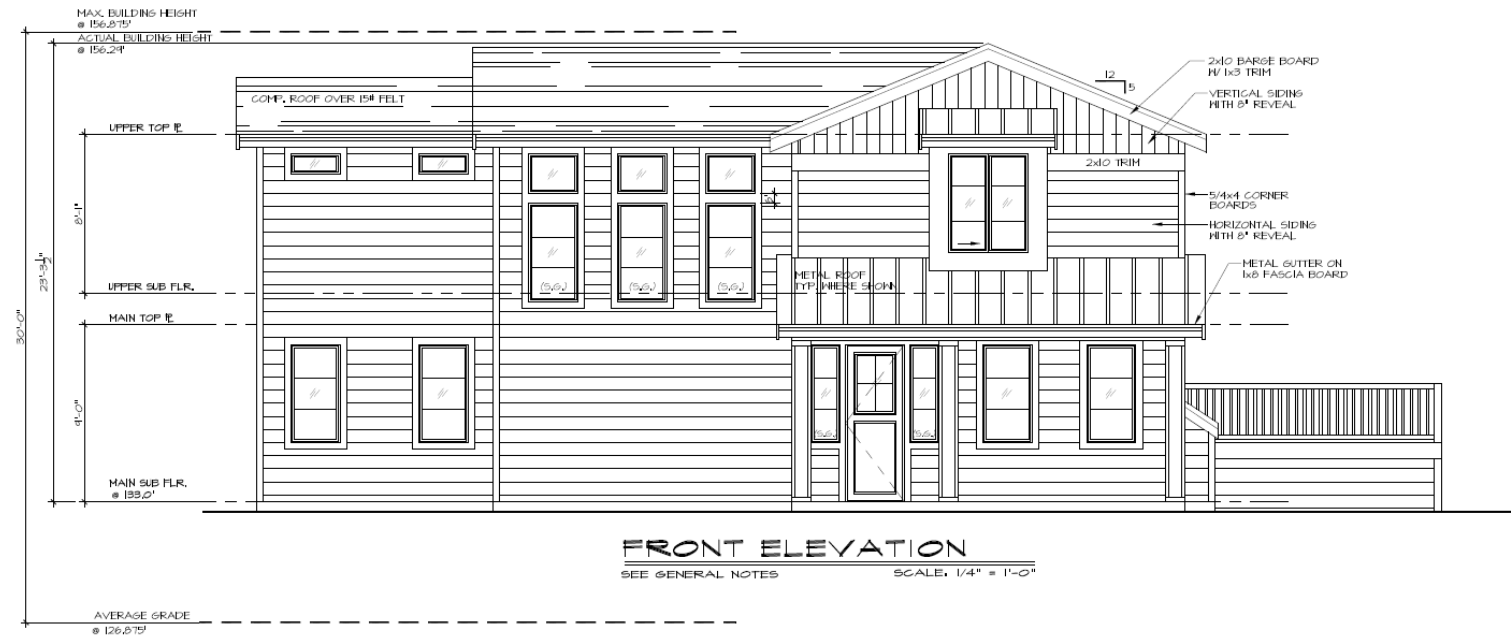


Lot Coverage:	2,295 sq ft
Driveway:	300 sq ft
Walkway(s):	200 sq ft
Patio:	350 sq ft
Total:	3,145 sq ft
Hard Surface Coverage:	42%



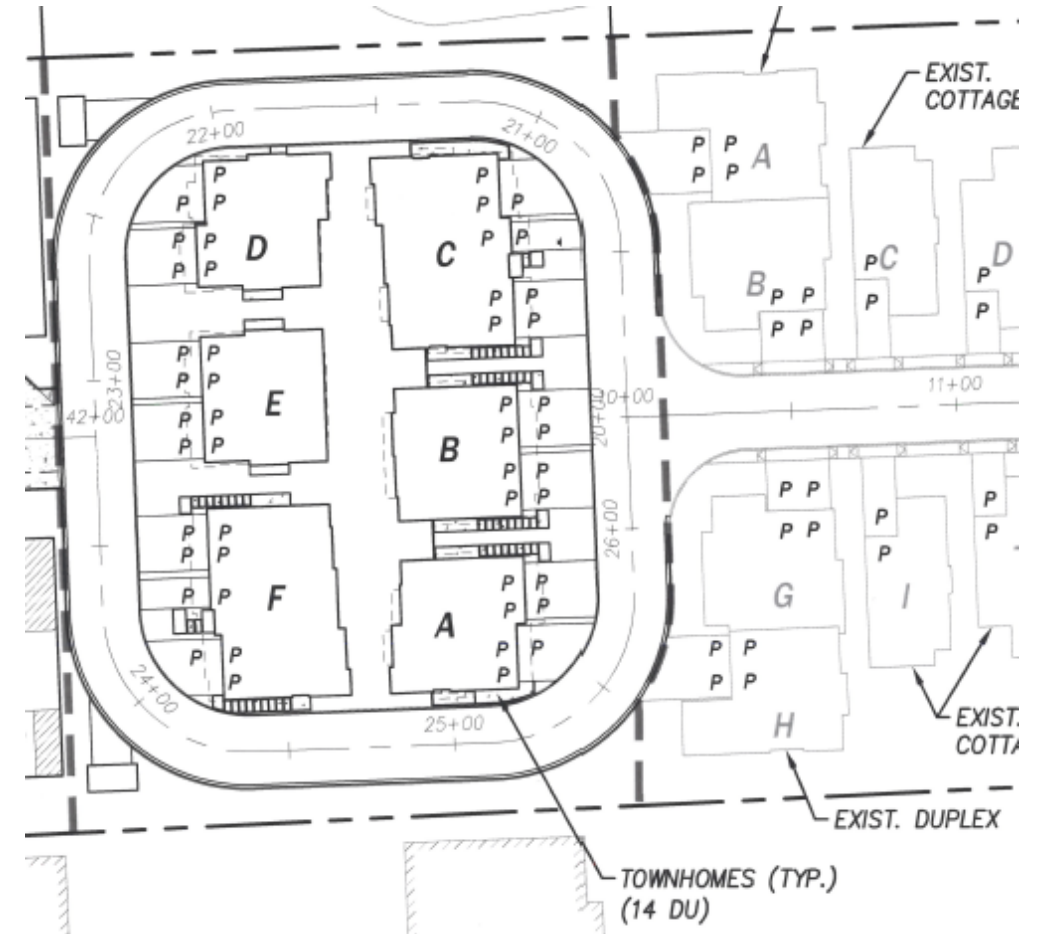
Building Height

Building Height	
Zone	Maximum Building Height
RD 12.5	30'
RD 9.6	
RD 7.5	
RD 12.5(S)	35'
RD 9.6(S)	
RD 8.4	
RD 7.2	
MRD	Varies
MR	35'



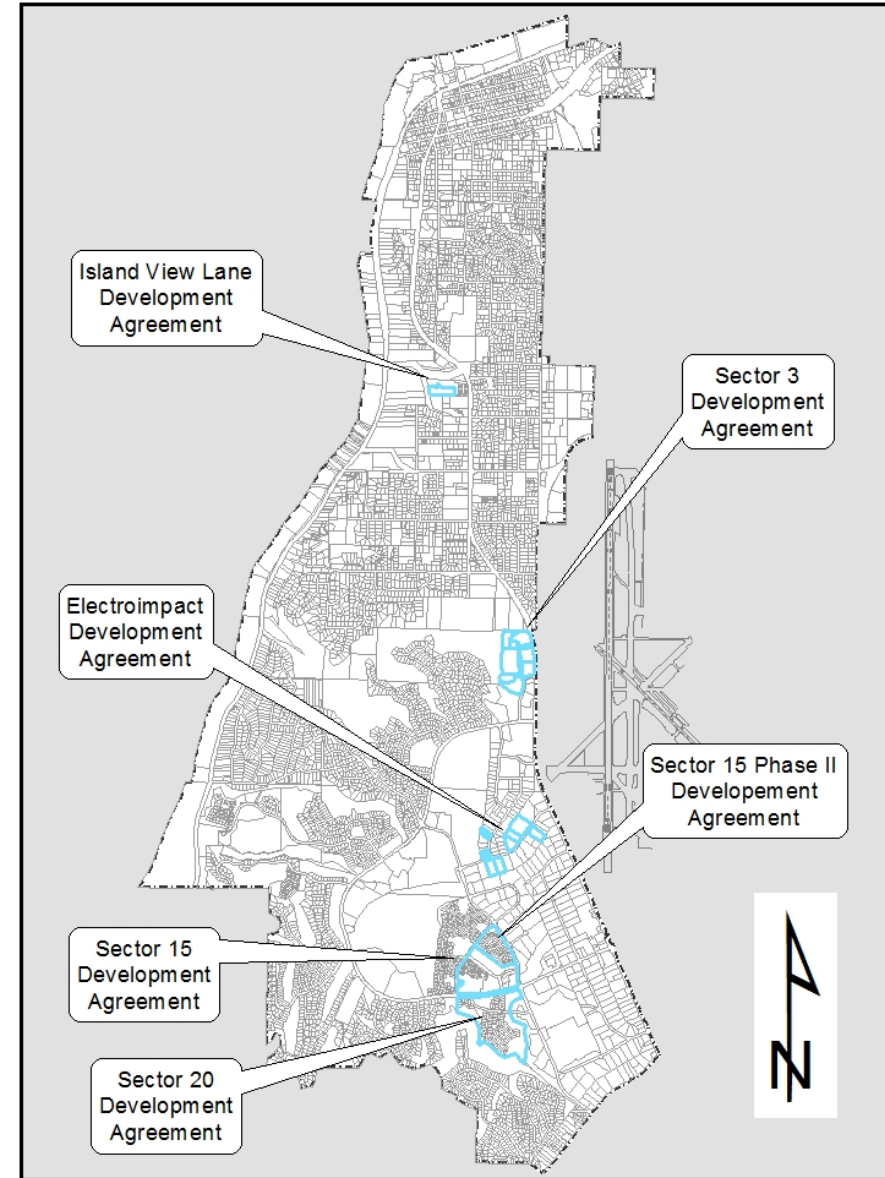
Parking

Parking Requirements			
Use	Minimum Spaces	Unit (U) or Bedroom (B)	Guest Parking
Single-Family			
ADUs	2	U	No
Duplex			
Cottages	2	U	Yes
Multi-Family			
Townhome	1.5 – 2	B	Yes
Mixed-Use			



Other Regulations

- Landscaping Standards
- Design Standards
- Master Plans
- Overlay Zones
- Site-Specific Agreements



Questions?



Overview of Permitted Housing Types

- Single-Family Residential
- **Accessory Dwelling Units (MMC 17.30)**
- **Duplexes (MMC 17.51)**
- **Cottage Housing (MMC 17.51)**
- **Townhouses (MMC 17.51)**
- Multi-Family (MMC 17.51)
- Mixed-Use (MMC 17.25, 17.25A, 17.25B, 17.25C)

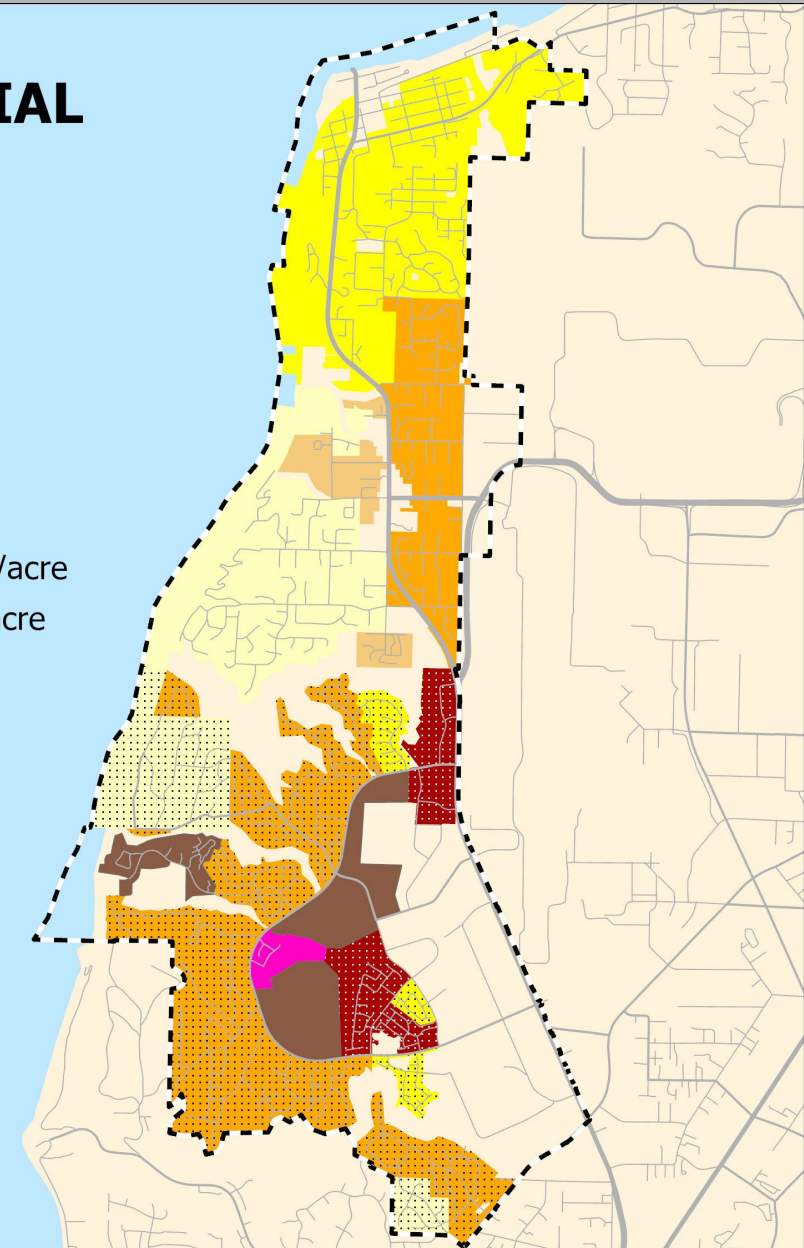
***** Part of tonight's potential strategy recommendations**



Single-Family Residential

SINGLE-FAMILY RESIDENTIAL

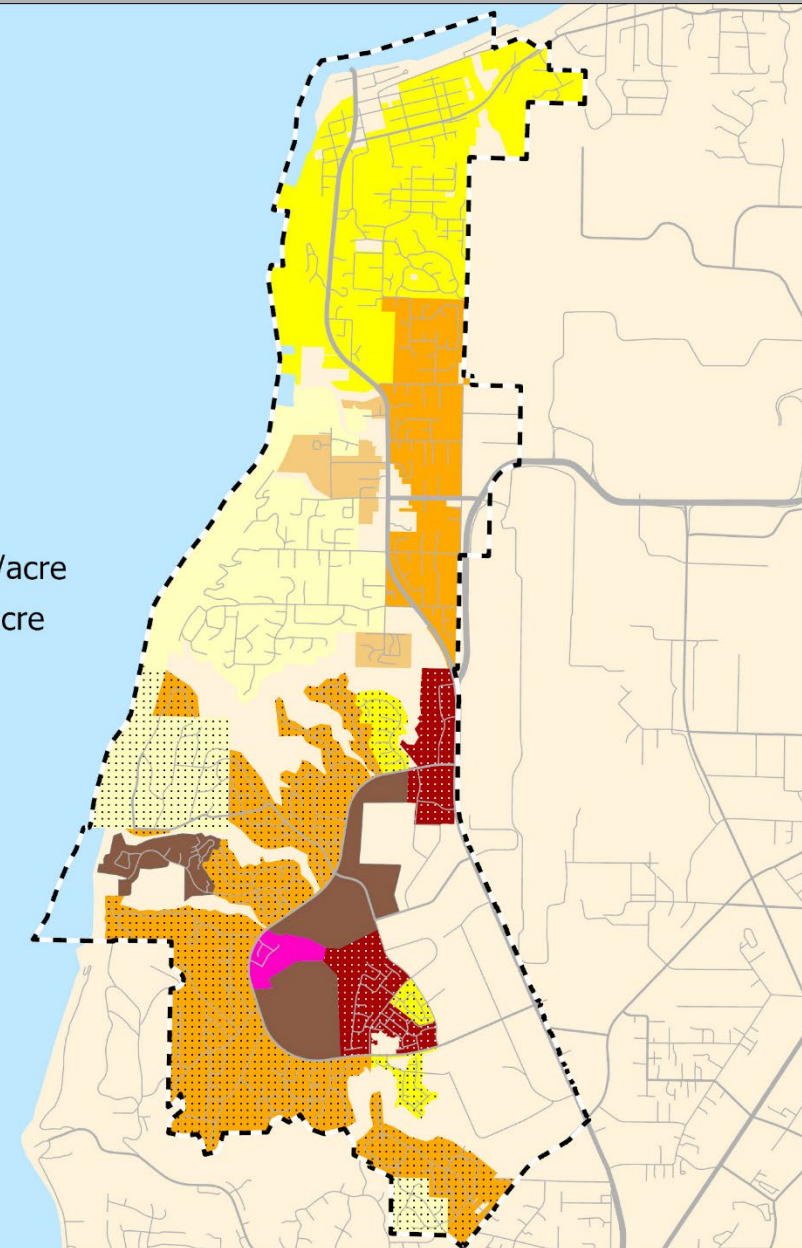
- RD 12.5 Single-Family Residential
- RD 12.5 (S) Single-Family Residential
- RD 9.6 Single-Family Residential
- RD 9.6(S) Single-Family Residential
- RD 8.4 Single-Family Residential
- RD 7.5 Single-Family Residential
- RD 7.2 Single-Family Residential
- MRD Multi-Family Residential - 13 dwelling units/acre
- MR Multi-Family Residential - 22 dwelling units/acre
- PCB(S) Planned Community Business South
- PCB(S)/MR/BP



Accessory Dwelling Units

ADU

- RD 12.5 Single-Family Residential
- RD 12.5 (S) Single-Family Residential
- RD 9.6 Single-Family Residential
- RD 9.6(S) Single-Family Residential
- RD 8.4 Single-Family Residential
- RD 7.5 Single-Family Residential
- RD 7.2 Single-Family Residential
- MRD Multi-Family Residential - 13 dwelling units/acre
- MR Multi-Family Residential - 22 dwelling units/acre
- PCB(S) Planned Community Business South
- PCB(S)/MR/BP



Accessory Dwelling Units

- Adopted in 1996 as “Extended Family Dwelling Units”; Updated in 2009
- A second dwelling unit on a single-family residential lot that is proportionally smaller than the main unit
- May be interior, attached or detached
- Unit size is subordinate to main unit
- Two (2) additional off-street parking spaces required

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

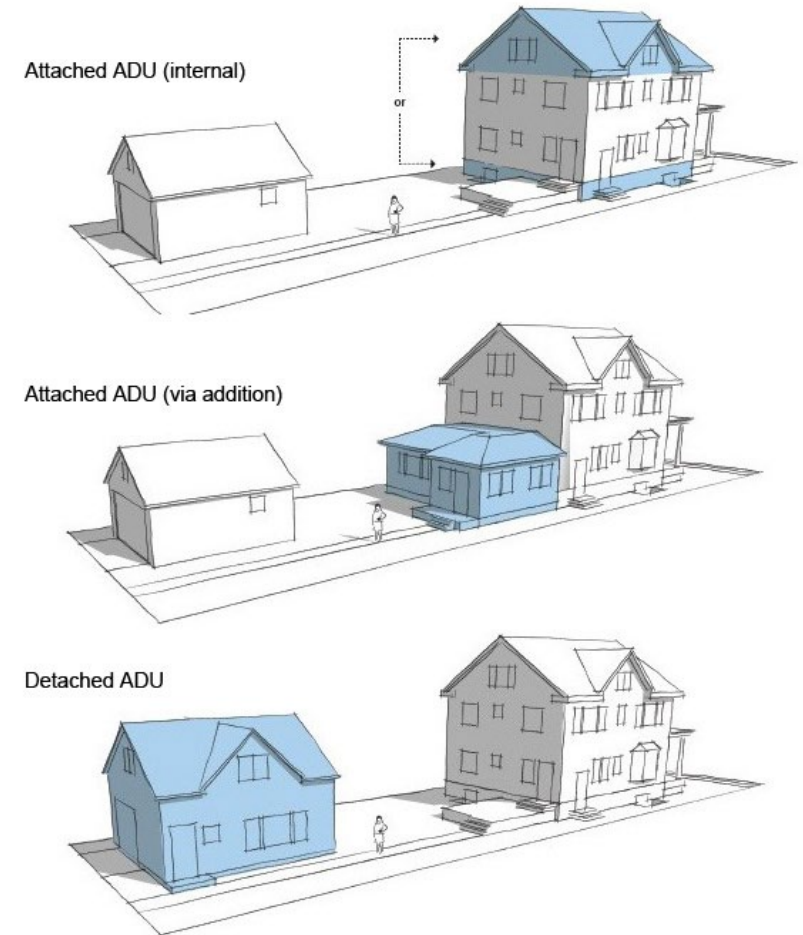
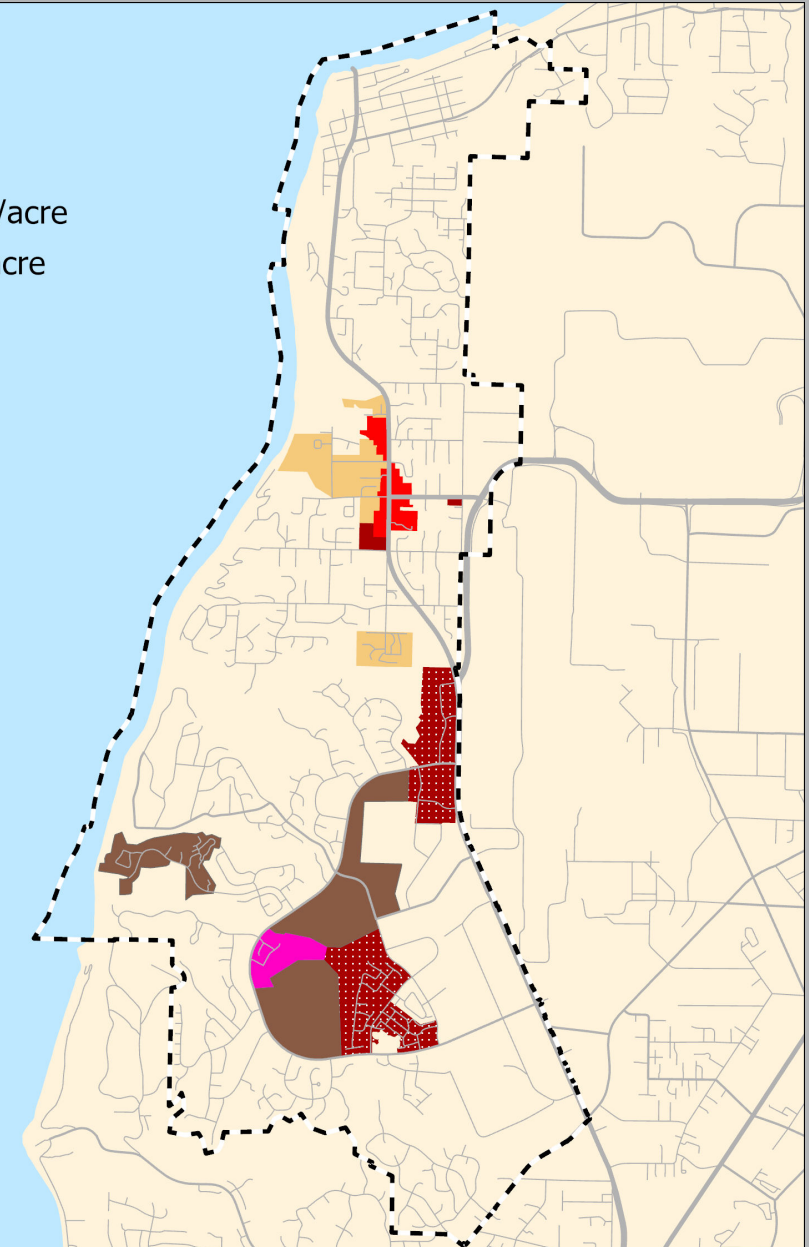


Image credit: City of Saint Paul, MN

Duplexes

DUPLEX

- MRD Multi-Family Residential - 13 dwelling units/acre
- MR Multi-Family Residential - 22 dwelling units/acre
- CB Community Business
- PCB Planned Community Business
- PCB(S) Planned Community Business South
- PCB(S)/MR/BP



Duplexes

- Duplex
 - Two independent units in a single building
 - Defined in MMC
 - Is not an ADU



Cottage Housing

Public Hearing Required In:

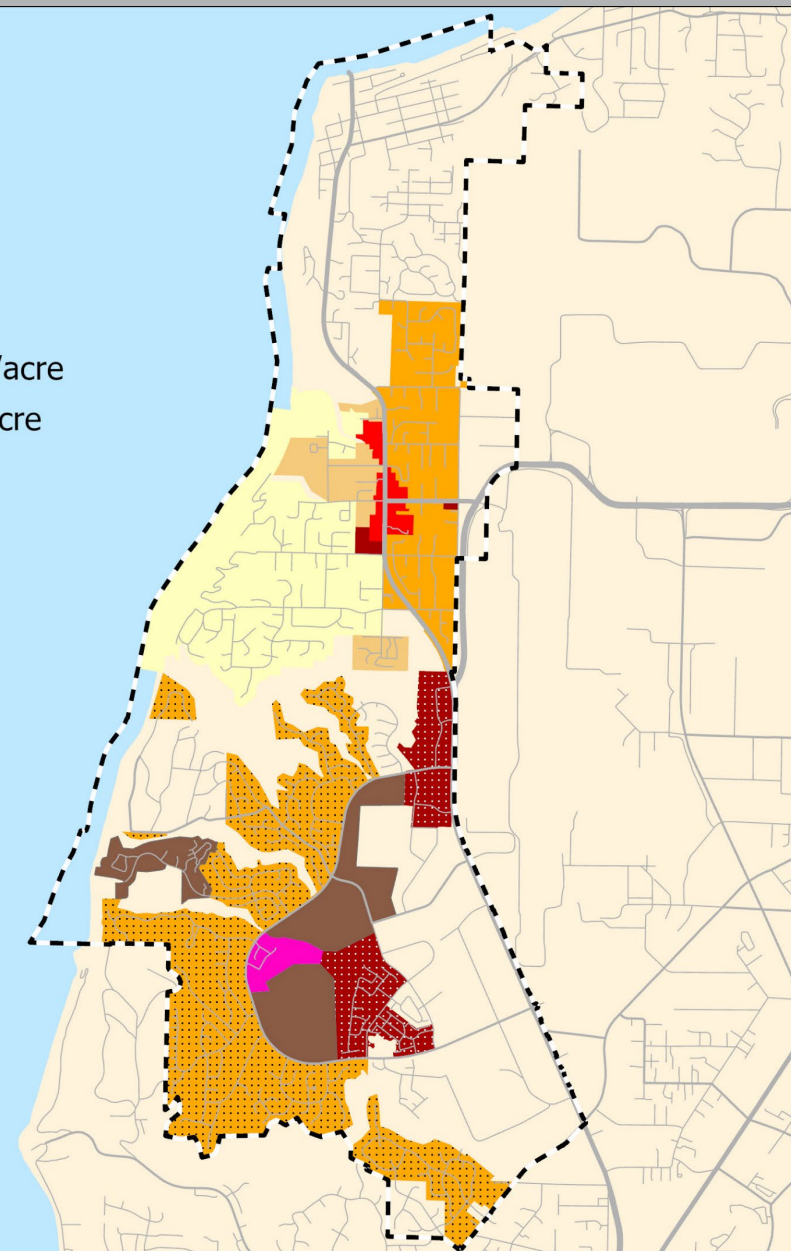
RD 12.5

RD 9.6

RD 8.4

COTTAGE

- RD 12.5 Single-Family Residential
- RD 9.6 Single-Family Residential
- RD 8.4 Single-Family Residential
- MRD Multi-Family Residential - 13 dwelling units/acre
- MR Multi-Family Residential - 22 dwelling units/acre
- CB Community Business
- PCB Planned Community Business
- PCB(S) Planned Community Business South
- PCB(S)/MR/BP



Cottage Housing

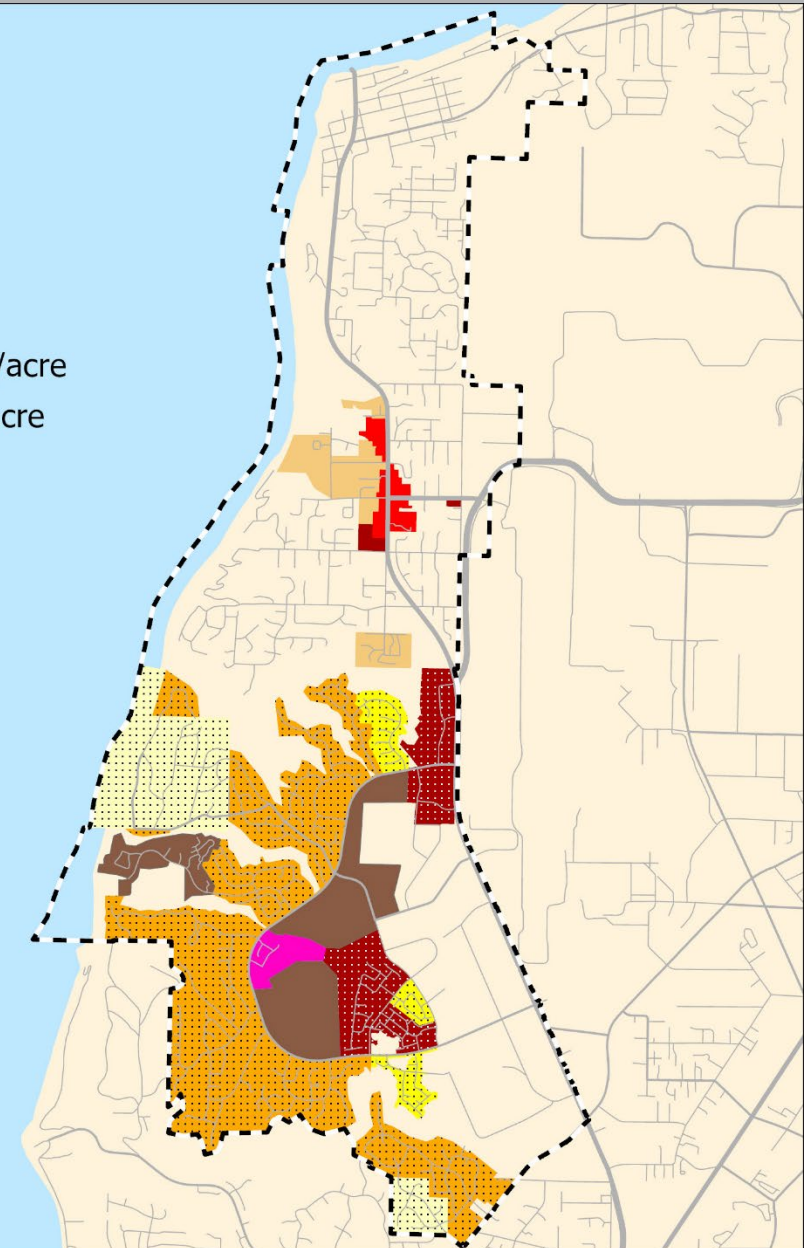
- Adopted in 2004; most recently updated in 2016
- Smaller-scale detached single-family residential housing with central, common open space
- Size limit proportionate to height
- Robust building design and site design criteria
- Screening requirements
- Condominium only under current MMC



Townhouses

TOWNHOUSE

- RD 12.5 (S) Single-Family Residential
- RD 8.4 Single-Family Residential
- RD 7.2 Single-Family Residential
- MRD Multi-Family Residential - 13 dwelling units/acre
- MR Multi-Family Residential - 22 dwelling units/acre
- CB Community Business
- PCB Planned Community Business
- PCB(S) Planned Community Business South
- PCB(S)/MR/BP



Townhouses

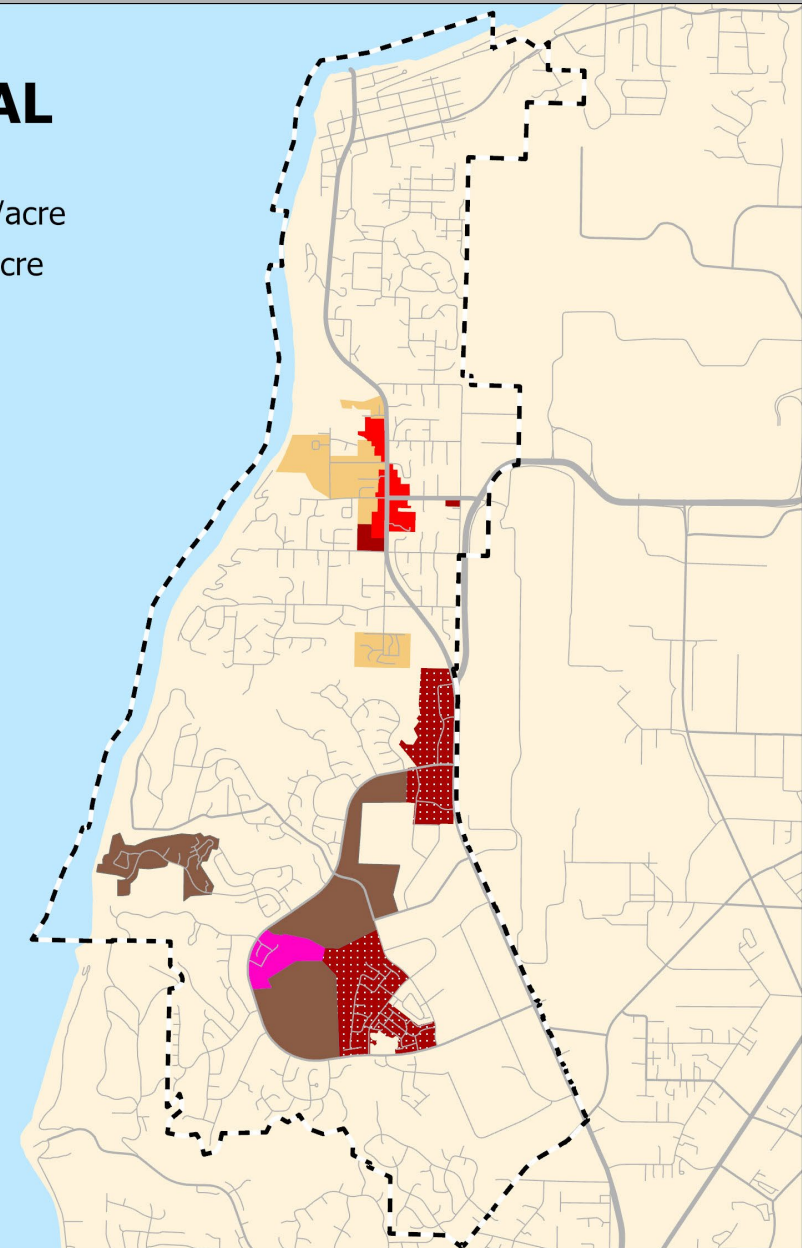
- Treated as single-family dwelling units
- Each unit has individual access
- May or may not share walls (may or may not be set back from one another)
- Robust building design and site design criteria
- May be condominium or fee simple (subdivided)



Multi-Family Residential

MULTI-FAMILY RESIDENTIAL

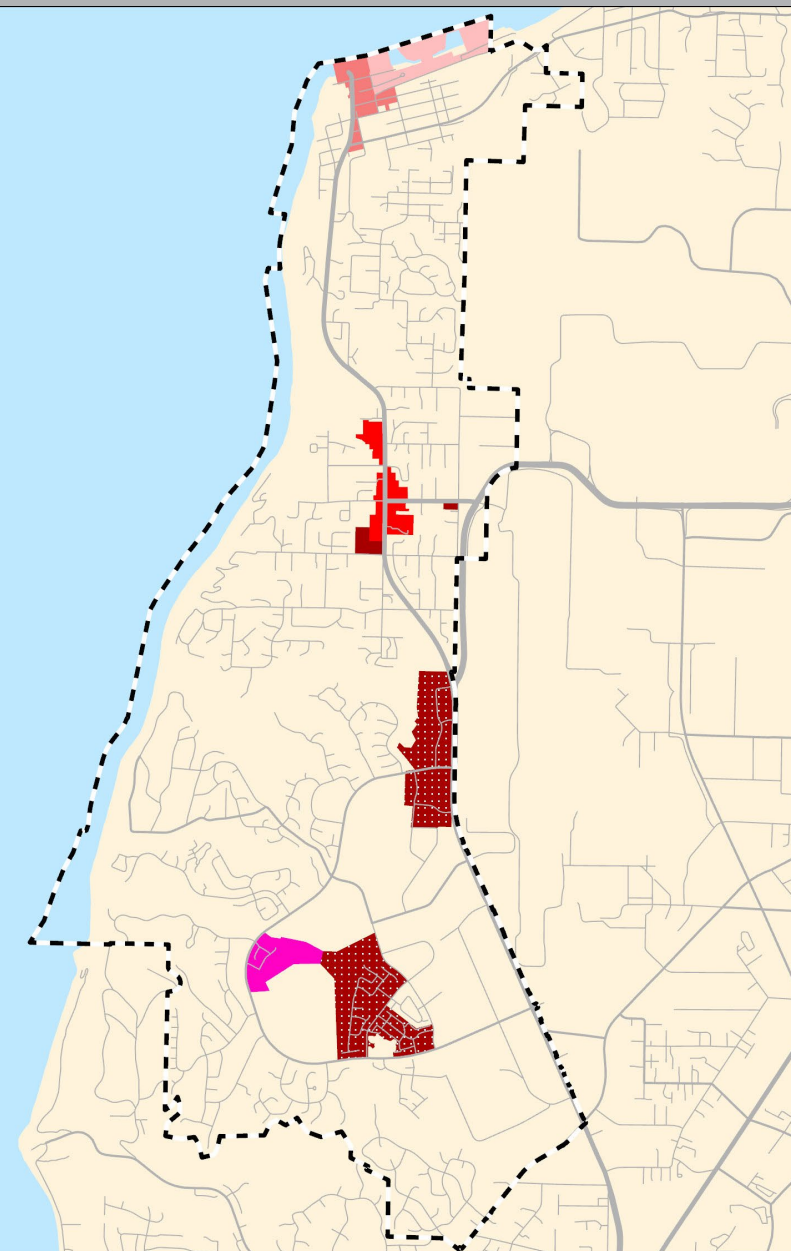
- MRD Multi-Family Residential - 13 dwelling units/acre
- MR Multi-Family Residential - 22 dwelling units/acre
- CB Community Business
- PCB Planned Community Business
- PCB(S) Planned Community Business South
- PCB(S)/MR/BP



Mixed-Use Development

MIXED-USE

- CB Community Business
- DB Downtown Business
- PCB Planned Community Business
- PCB(S) Planned Community Business South
- WMU Waterfront Mixed Use
- PCB(S)/MR/BP



Questions?



Discussion and Recommendations

- Needs Identified in Housing Needs Assessment
- What is Missing Middle Housing?
- Current Regulations and Potential Strategies
- Group Discussion
- Recommended Items for Further Study



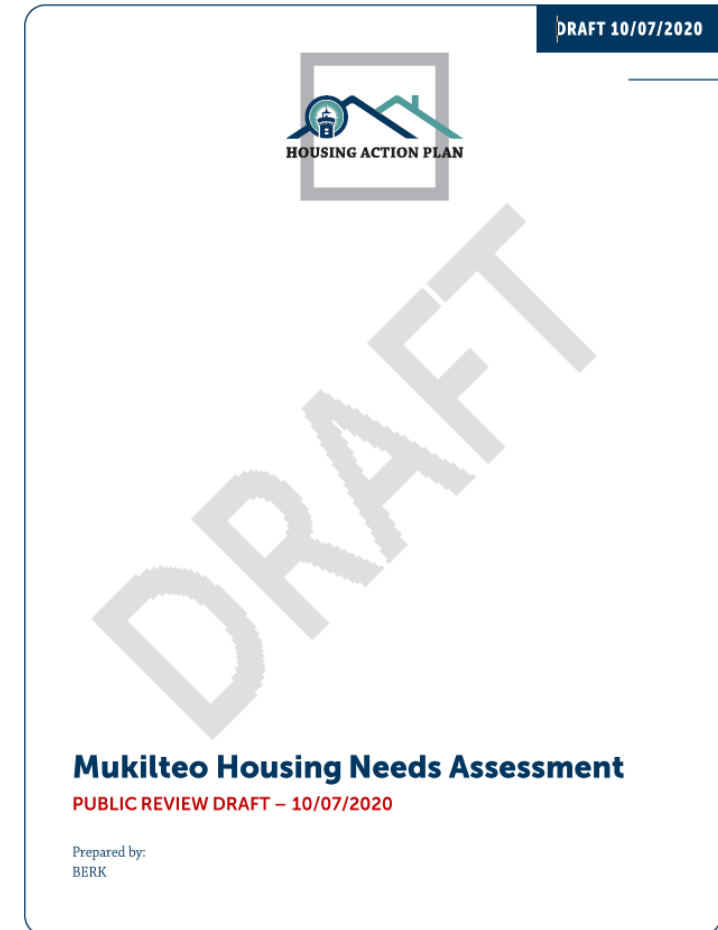
Draft Housing Needs Assessment Findings

Current Gaps:

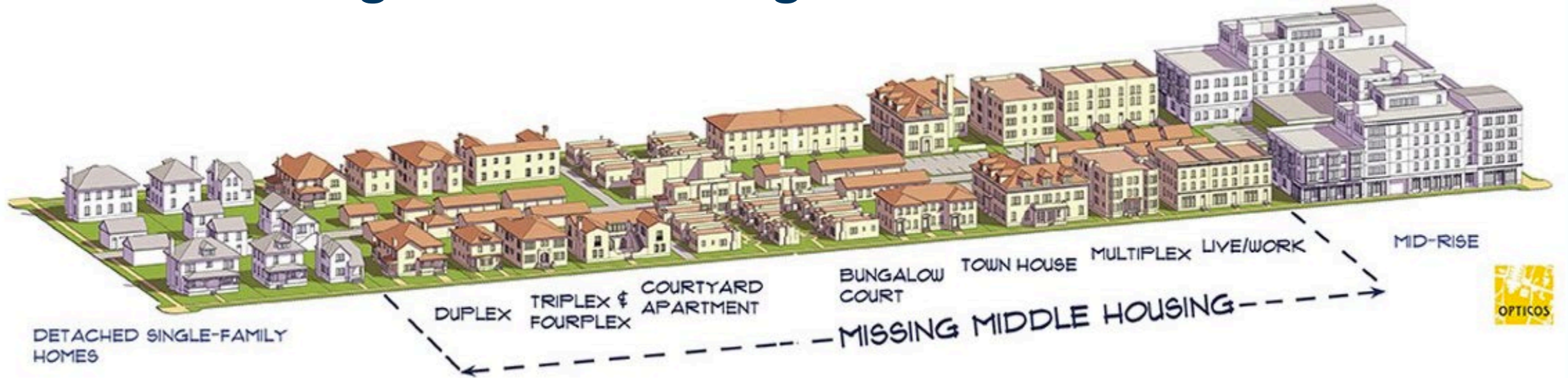
- Entry-level homeownership options
- A greater variety of options for moderate income households
- A greater variety of rental housing
- A greater variety of housing sizes
- Housing attainable to Mukilteo's workforce

Emerging Gaps:

- Housing options for older adults



What is Missing Middle Housing?



- Single-family scale
- Mixes well with other building types
- Features small but well-designed residences, often similar to single-family homes
- Creates a sense of community within a building and in the neighborhood
- Can be for sale or rent

Accessory Dwelling Units

Current Challenges:

- Size and bedroom limits
- Owner-occupancy requirement
- Parking requirement (4 spaces total)
- Minimum lot size limits type

Impact

- Constrains design options
- Limits owner flexibility to rent property or continue to own property if needs change
- Expensive to add carport/garage if none
- Eliminates option for some property owners



Accessory Dwelling Units: Potential Strategies

Would You Recommend Further Study Of...

- Proportion and unit size requirements
- Bedroom limitations
- Owner-occupancy requirement
- Parking requirements
- Lot size requirements

Questions? Thoughts?

Zoom Poll



Duplexes

Current Requirement: Location

- Currently only permitted in multi-family zones

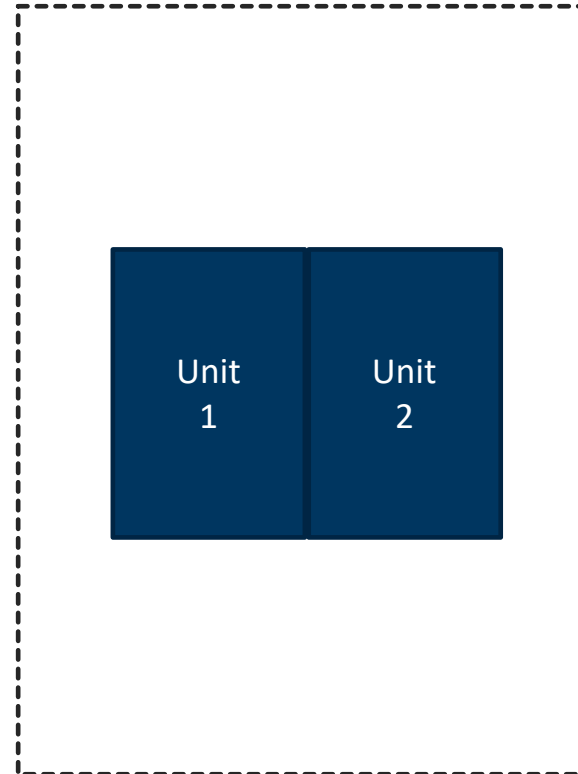
Impact

- Less housing unit capacity

Potential Strategies

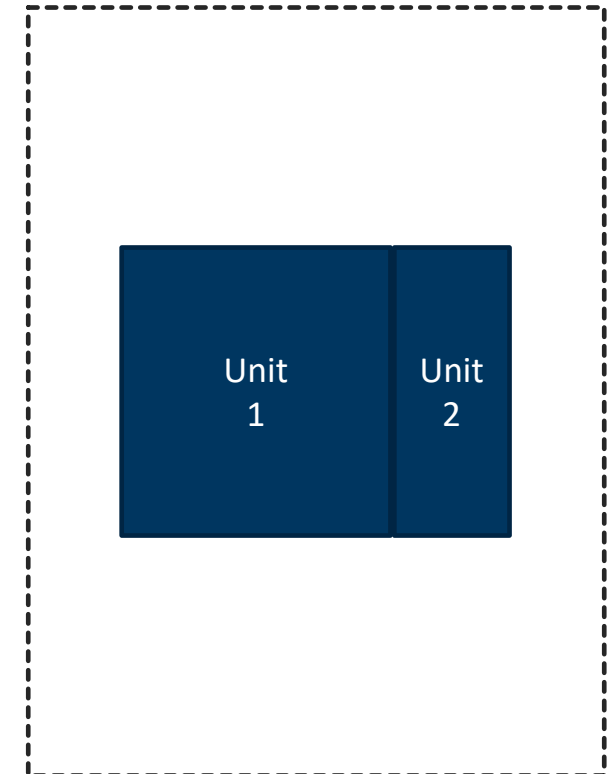
- Allow on corner lots in residential zones
- Allow on larger lots (ex. > 10,000 sf)
- Allow with design standards (similar to ADUs)

EXAMPLE DUPLEX



Lot Size: 8,000 sf
Maximum Lot Coverage: 2,800 sf
Maximum Hard Surface: 3,840 sf

PERMITTED ADU



Lot Size: 8,000 sf
Maximum Lot Coverage: 2,800 sf
Maximum Hard Surface: 3,840 sf



Duplexes: Potential Strategies

Would You Recommend Further Study Of...

- Allow on corner lots in residential zones
- Allow on larger lots (ex. > 10,000 sf)
- Allow with design standards (similar to ADUs)

Questions? Thoughts?

Zoom Poll



Cottage Housing and Townhomes

Current Requirement: Location

- Cottages allowed in alternate zones from townhomes
- Cottage Density: Up to 12 units / acre
- Townhouse Density: Up to 13 units / acre

Impact

- Limits flexibility for property owners
- Limits available housing types

EXISTING PERMITTED USES

Use		Residential						
Zone	RD 12.5	RD 12.5 (S)	RD 9.6	RD 9.6 (S)	RD 8.4	RD 7.5	RD 7.2	
Cottage	C		C		C			
Townhouse		P		P	P		P	

POTENTIAL PERMITTED USES

Use	Residential						
Zone	RD 12.5	RD 12.5 (S)	RD 9.6	RD 9.6 (S)	RD 8.4	RD 7.5	RD 7.2
Cottage	C	C	C	C	C	-	C
Townhouse	P	P	P	P	P	-	P



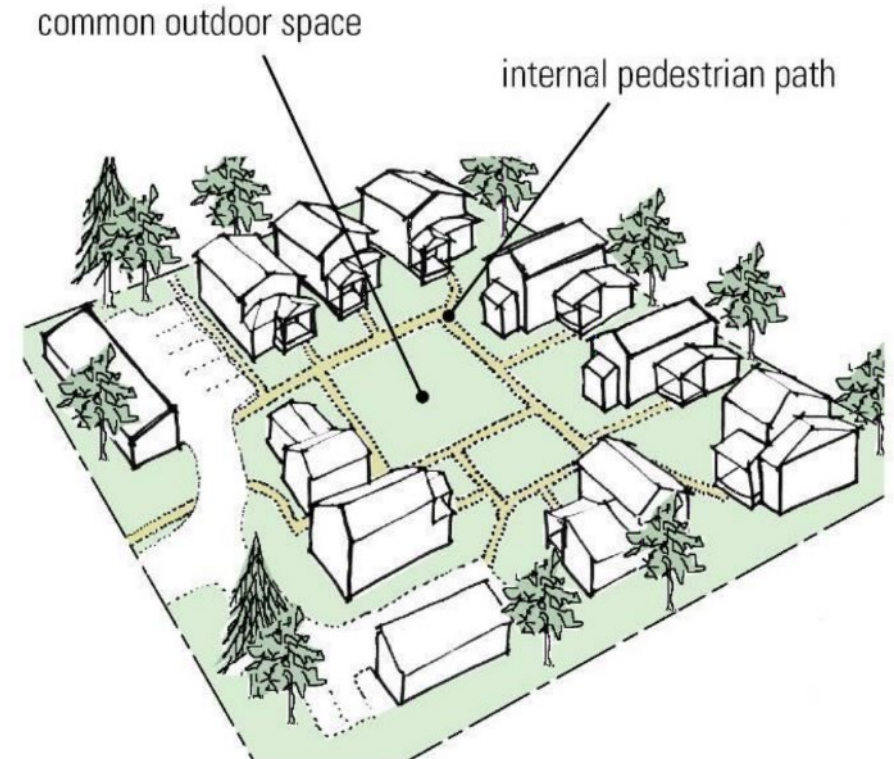
Cottage Housing

Current Requirement: Design Standards

- Incentivizes uninhabitable second floor space (6 ft. ceilings)
- Dictates specific architecture (1930s Craftsman)

Impact

- Very prescriptive, limits creativity
- Adds to cost – higher cost / sf due to size



Cottages and Townhomes: Potential Strategies

Would You Recommend Further Study Of...

- Allowing cottages where townhouses are allowed
- Allowing townhomes where cottages are allowed, with design standards
- Increasing design flexibility for cottages

Questions? Thoughts?

Zoom Poll



General

Current Requirement: Setbacks

- Setbacks inconsistent between SFR zones, and even very similar zones

Impact

- Limits flexibility for property owners
- Limits available housing types

EXISTING SETBACK REQUIREMENTS

SFR Zone	Property Line Setback			
	Front	Side		Rear
		Interior	Corner	
RD 12.5	25'	5'; with 15' of total side yard	20'	25'
RD 12.5(S)	20'	5'	20'	5'
RD 9.6	25'	5'; with 15' of total side yard	20'	20'
RD 9.6(S)	20'	5'	20'	5'
RD 8.4	20'	5'	20'	5'
RD 7.5	20'	5'; with 15' of total side yard	20'	20', or 15' for corner lots
RD 7.2	20'	5'	20'	5'



General

Current Requirement: Short-Term Rentals

- MMC is currently silent on short-term rentals
- Allows for “rooming houses” (up to two adults)

Impact

- Lack of regulation
- Removes rooms / units from long-term rental market



General: Potential Strategies

Would You Recommend Further Study Of...

- Setback consistency
- Adding regulations for short-term rentals

Questions? Thoughts?

Zoom Poll



Discussion: Other Ideas

- Housing Types
- Design Considerations
- Programs
- Other



Next Steps



Next Steps

