



# Stakeholder Advisory Group Meeting #3 Agenda

December 10, 2020 | 4:00-6:00 pm | Zoom

## Objectives

- Review potential housing strategy recommendations. For each item:
  - Describe current development regulations and potential strategies
  - Development and market perspectives
  - Group discussion:
    - What works about the potential strategy?
    - What are the risks or limits to consider?
  - Recommended items to move forward
- Reflections on Community Meeting #1

## Join Zoom Meeting

<https://us02web.zoom.us/j/87381860402?pwd=WndzYTd5cXV3ZmVQYXovUGY1aU5tZz09>

Meeting ID: 873 8186 0402

Passcode: 608713

Find your local number:

<https://us02web.zoom.us/u/ktDYJ48pq>

## Agenda

Time	Activity	Lead
4:00 5 min	Meeting Start & Housekeeping	Lauren Balisky, City of Mukilteo
4:05 5 min	Welcome & Agenda Overview <ul style="list-style-type: none"> <li>▪ Meeting Approach</li> </ul>	Lauren
4:10 10 min	Overview of Housing Types and Permitted Locations <ul style="list-style-type: none"> <li>▪ Accessory Dwelling Units</li> <li>▪ Cottages</li> <li>▪ Townhomes</li> <li>▪ Duplexes, Triplexes, Quadplexes</li> <li>▪ Multi-Family</li> </ul>	Garrett Jensen, City of Mukilteo



Time	Activity	Lead
4:20 80 min	<p>Potential Housing Strategy Recommendations for Existing Permitted Housing Types</p> <ul style="list-style-type: none"> <li>▪ Describe current development regulation(s) and potential strategy</li> <li>▪ Development and market perspectives</li> <li>▪ Group discussion: <ul style="list-style-type: none"> <li>○ What works about the potential strategy?</li> <li>○ What are the risks or limits to consider?</li> </ul> </li> <li>▪ Recommended items to move forward (via Zoom poll)</li> </ul> <p>Potential Topics</p> <ul style="list-style-type: none"> <li>▪ ADUs – existing nonconforming units, owner-occupancy, requirements for parking, size, and setbacks</li> <li>▪ Cottages – review process, allow for subdivision (fee simple instead of condominium ownership), location, and requirements for size, height, and architectural design</li> <li>▪ Townhomes – location, design standards</li> <li>▪ Mixed-Use and Multi-Family – review process, live-work units, and location in commercial zones</li> <li>▪ General – setback consistency, review processes, short-term rentals, impact fees for cottages and ADUs, lot coverage</li> </ul>	Lauren and Garrett
5:40 15 min	<p>Reflections on Community Meeting #1</p> <ul style="list-style-type: none"> <li>▪ How did it go?</li> <li>▪ What’s next?</li> </ul>	Dawn Couch, BERK Consulting
5:55	Next Steps	Dawn
6:00	Adjourn	

## Reference Documents

1. Mukilteo Municipal Code – Permitted Use Matrix
2. Mukilteo Municipal Code – Bulk Regulations
3. [City of Mukilteo Zoning Map](#)
4. [Community Meeting #1 Summary](#) (includes answers to questions)



# Mukilteo Municipal Code (MMC)

## Permitted Use Matrix

### Chapter 17.16 MMC

#### Permitted Use Table 17.16.040(A)

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)	CB (S)(2)	PCB (S)	DB	CB	PCB	WMU <sup>1</sup>
Cottage <sup>45</sup>	C		C		C				P	P			P <sup>61</sup>		P <sup>62</sup>	P <sup>63</sup>	
Duplex									P	P			P <sup>9</sup>		P <sup>64</sup>	P <sup>65</sup>	
Townhouse		P <sup>10</sup>		P <sup>10</sup>	P <sup>10</sup>			P <sup>10</sup>	P	P			P <sup>9</sup>		P <sup>64</sup>	P <sup>65</sup>	
Multifamily									P	P			P <sup>9</sup>		P <sup>64</sup>	P <sup>65</sup>	
Mixed-use												P <sup>46</sup>	P <sup>44</sup>	P <sup>58</sup>	P <sup>46</sup>	P <sup>46</sup>	P <sup>46</sup>
ADU <sup>11</sup>	P	P	P	P	P	P	P	P	P	P			P				

(P) Permitted Use – means a use that is allowed in a district as a matter of right and which is not subject to the special conditions of a conditional use or an accessory use.

(C) Conditional Use – means a use permitted in one or more zones as defined by this chapter, but which, because of size, technological processes or equipment, location in relation to improvements, aesthetic or physical impacts upon surrounding properties, or demands upon public facilities, requires a special degree of control to make such use consistent with and compatible to other existing or permissible uses in the same zone or zones. A conditional use is a form of special exception.



## Table Notes MMC 17.16.040(B)

1. Waterfront Mixed-Use District. All development in the waterfront mixed-use district shall comply with Mukilteo Municipal Code, Chapter 17.25, Design Standards and Guidelines for Mixed-Use Development, and shall be approved through administrative design review.
9. Development Agreements. Single-family residential, duplex, and townhouse uses are only allowed in the planned community business—south (PCB(S)) district if combined with a development agreement approved by the Mukilteo city council.
10. Townhouse. Shall be subject to all conditions of the PRD standards of the Mukilteo Municipal Code.
11. Accessory Dwelling Units. All accessory dwelling units shall comply with Chapter 17.30, Accessory Dwelling Units, and require issuance of an ADU permit pursuant to Chapter 17.30 that must be renewed annually.
44. Commercial and Industrial Uses Allowed with a Development Agreement. A mix of commercial and industrial uses is allowed in the Planned Community Business – South (PCB(S)) district if combined with a development agreement approved by the Mukilteo city council.
45. SFR Cottage Housing Development Standards. Cottage housing developments shall comply with the Cottage Housing standards contained in Chapter 17.51, Planned Residential Development.
46. Mixed-Use Development Standards. Mixed-use developments in the CB and PCB zones shall comply with Chapter 17.25C, Development Regulations for the CB and PCB Districts.
58. Mixed-Use Development in the DB District. Mixed-use developments in the DB district shall comply with Chapter 17.25A, Design Standards for the DB District.
61. Cottage housing is allowed in the PCB(S) zoning district only with an approved development agreement. See Section 17.51.056(C) for a description of those specific circumstances and for cottage housing standards.
62. Cottage housing is allowed in the CB zoning district if part of a mixed-use development.
63. Cottage housing is allowed in the PCB zoning district only if part of a mixed-use development.
64. Duplexes, Townhouses and Multifamily Units in the CB District. Duplex, townhouse and multifamily uses in the CB district shall comply with Chapter 17.25C, Development Regulations for the CB and PCB Districts. The MRD development regulations are not applicable to duplexes, townhouses and multifamily development in the CB zone. Duplexes, townhouses and multifamily are permitted in the CB district only as part of a mixed-use development.
65. Duplexes, Townhouses and Multifamily Units in the PCB District. Duplex, townhouse and multifamily uses are permitted in the PCB district only as part of a mixed-use development and shall comply with Chapter 17.25C, Development Regulations for the CB and PCB Districts.



# Mukilteo Municipal Code (MMC)

## Bulk Regulations

### Chapter 17.20 MMC

#### Structure Bulk Matrix 17.20.020

SFR Zone	Maximum Lot Coverage <sup>20</sup>	Maximum Building Height <sup>1</sup>	Front <sup>11</sup>	Property Line Setback <sup>19, 20</sup>			Roadway Setback <sup>24</sup>			
				Side		Rear	Private Road		Common Driveway	Drive Aisle <sup>25</sup>
				Interior	Corner		No Access	Access		
RD 12.5 <sup>18</sup>	30%	30'	25'	5'; with 15' of total side yard	20' <sup>10</sup>	25' <sup>18</sup>	10'	20'	20'	n/a
RD 12.5(S)	35%	35' <sup>18</sup>	20'	5'	20'	5' <sup>18</sup>	10'	20'	20'	n/a
RD 9.6	35%	30' <sup>18</sup>	25'	5'; with 15' of total side yard	20'	20' <sup>18</sup>	10'	20'	20'	n/a
RD 9.6(S)	35%	35' <sup>18</sup>	20'	5'	20'	5' <sup>18</sup>	10'	20'	20'	n/a
RD 8.4	35%	35' <sup>18</sup>	20'	5'	20'	5' <sup>18</sup>	10'	20'	20'	n/a
RD 7.5	35%	30' <sup>18</sup>	20'	5'; with 15' of total side yard	20'	20', or 15' for corner lots <sup>18</sup>	10'	20'	20'	n/a
RD 7.2	35%	35' <sup>18</sup>	20'	5'	20'	5' <sup>18</sup>	10'	20'	20'	n/a



## Table Notes MMC 17.20.025

1. Appurtenances such as stairwells, mechanical equipment, and elevator shafts that do not exceed the maximum building height by more than ten feet are allowed in the following zones: DB, CD, PCB, PI, PSP, WMU, CD(S), PCB(S), BP, IP, LI, HI, and OS.
11. Front setbacks shall be measured from the edge of the front property line.
18. Garages, Carports, Accessory Dwelling Units and Accessory Buildings. All single-family residential garages, carports, accessory dwelling units and accessory buildings shall meet the following standards:
  - a. Attached Garages, Carports, and Accessory Dwelling Units.
    - i. The maximum allowable height of a garage, carport or accessory dwelling unit physically attached to a house and totally within the normal buildable area is the maximum allowable height of the underlying zone.
    - ii. The rear setback may be reduced to eight feet when the building height in the reduced setback area does not exceed sixteen feet in height. When an accessory dwelling unit is located above the attached garage or carport with automobile access from an alley, no portion of the accessory dwelling unit may be located in the reduced setback area.
  - b. Detached Garages, Accessory Dwelling Units and Carports.
    - i. The maximum building height of detached garages, accessory dwelling units and carports constructed within the normal buildable area of a lot is the maximum allowable height of the underlying zone, except accessory dwelling units must also conform to the building height requirements under Chapter [17.30](#).
    - ii. When the maximum height of detached garages and carports (but not accessory dwelling units) is reduced to sixteen feet they may be located in the rear setback area within:
      - (A) Eight feet of the rear lot line if the rear lot line abuts an alley; or
      - (B) Five feet of the rear lot line if adjacent to a single-family residential lot.
    - iii. All detached garages and carports shall be designed with a pitched roof.
    - iv. Detached garages, carports and accessory dwelling units designed with more than one story shall conform to the development and design standards for structure exterior standards for accessory dwelling units under Section [17.30.060\(B\)](#).
    - v. Detached garages shall be designed as a one-story building if located on a lot in the area between the front property line and twenty feet behind the front facade of the principal dwelling unit.
    - vi. Temporary structures which use plastic, canvas, tarps, or other similar materials to cover storage areas, and/or to be used as garages or carports, are prohibited in single-family residential zones.
  - c. Accessory Buildings.



- i. The maximum building height of accessory buildings within the normal buildable area of a lot is the maximum allowable height of the underlying zone.
  - ii. When the maximum height is reduced to sixteen feet, the accessory building may be located in the normal setback area within:
    - (A) Eight feet of the rear and side lot lines if abutting an alley;
    - (B) Five feet of the rear and side lot lines if adjacent to a single-family residential lot.
  - iii. When the maximum height of the accessory building is reduced to twelve feet in height and its building footprint area is less than or equal to one hundred twenty square feet, it may be located anywhere on the lot up to and adjacent to a side or rear lot line.
  - iv. Accessory buildings over one hundred twenty square feet must be located within the buildable area of the underlying zone.
  - v. No more than one accessory building less than one hundred twenty square feet may be located within five feet of the rear and/or side lot line.
  - vi. All accessory buildings shall be designed with a pitched roof.
  - vii. If designed with more than one story it shall conform to the development and design standards for structure exterior standards for accessory dwelling units under Section [17.30.060\(B\)](#).
  - viii. Temporary structures which use plastic, canvas, tarps, or other similar materials to cover storage areas, and/or to be used as garages or carports, are prohibited in single-family residential zones.
19. For the setback requirements next to critical slope areas, refer to MMC [17.52A.050](#).
20. Where two or more lots are to be developed as a single, unified development site, whether such development is to be accomplished at one time or in phases, no setback shall be required from any lot line that solely abuts upon another lot within the same development site. Setbacks are required only from lot lines on the perimeter of the single, unified development site. Also, maximum lot coverage shall be calculated for the entire single, unified development site and not on an individual lot basis. As used herein, a “single, unified development site” is defined as a lot or combination of lots on which one or more public buildings or other structures will be built or used as an integrated development, such as a municipal campus or other clustering of public uses.
24. Private road, common driveway and drive aisle setbacks shall be measured from the centerline of the roadway. The required setback, as measured by the shortest line perpendicular to the front of the garage to the centerline of the roadway is:
- a. The stated distance in Table 2: Structure Bulk Matrix; plus
  - b. One-half of the minimum required width of the roadway.
25. The drive aisle setback in Table 2: Structure Bulk Matrix shall only apply to multifamily structures and mixed-use structures with residential dwelling units.
- a. The drive aisle setback for habitable areas only applies to the portion of the structure on the same level as a drive aisle.



- b. If parking outside of a garage is prohibited in and adjacent to the drive aisle except in a designated parking space, the following private garages do not require a drive aisle setback:
  - i. Garages integrated into a parking lot design in a manner that they meet all parking lot standards and requirements (that is, the garage is essentially a parking space with a roof, walls and/or a door); or
  - ii. Garages that occupy the entire footprint of one level of a dwelling unit.
- c. Drive aisle setbacks do not apply to parking garages which provide parking for more than one dwelling unit.

### Maximum Hard Surface Coverage Matrix MMC 17.20.028

The hard surface coverage matrix limits the amount of allowable hard surface coverage based on lot size for single-family residential lots and based on use type for all other lot use types, according to the table below:

Use	Lot Area Threshold	Maximum Hard Surface Coverage*
Single-Family Residential	≤ 5,999 square feet	3,000 square feet
	6,000 – 8,399 square feet	3,780 square feet
	8,400 – 9,599 square feet	3,840 square feet
	9,600 – 12,499 square feet	4,375 square feet
	≥ 12,500 square feet	55% of lot area
Multi-Family Residential	Not applicable	80% of lot area
Mixed-Use	Not applicable	90% of lot area

\* Hard surfaces legally established on a site prior to December 31, 2016, and which exceed the limits set forth in this title shall not be considered nonconforming. Proposals to increase the hard surface on a site shall conform to the limits of this title; where a site already exceeds the allowed amount of hard surface, the additional hard surface shall not be approved unless an equal amount of existing hard surface is removed such that the net amount of hard surface is unchanged.