



CITY OF TUKWILA PLANNING COMMISSION AGENDA DECEMBER 12, 2024 - 6:30 PM

Join **in-person** at: 6200 Southcenter Blvd, Council Chambers, Tukwila, WA. 98188

To participate in the **virtual meeting** at 6:30 pm:

By Phone: Dial [+1 253-292-9750](tel:+12532929750), Access 779 253 241#

Online: To join this meeting virtually please click on Planning Commission on the 12/12/24 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

For Technical Support during the meeting, you may call 1-206-433-7155

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes - 6/27/24 and 10/24/24
- IV. Amendment of the Agenda, if necessary
- V. General Public Comments (acknowledge non-hearing-related written comments received)
- VI. New Business
 1. Legislative Changes and Future Housekeeping Items & Middle Housing Project Discussion
- VII. Director's Report
 - Discuss and target pertinent PC training topics for the City Attorney to address during the first quarter 2025 training with PC
 - *Reminder:* Officer Election for 2025 (Chair and Vice Chair) to occur in March
 - Updates
- VIII. Adjournment

General Public Comments: Persons wishing to provide general comments on any non-public hearing, planning-related topic may submit their written comment to BoardsComms@TuCkwilaWA.gov. Comments **received before 5:00 p.m. the day before the PC meeting** will be forwarded to Commissioners prior to their meeting. Materials received after that time will be forwarded prior to the next meeting.

Reminder: Staff are available to address PC questions regarding packets. Please call or email PC Secretary Wynetta Bivens, at 206-431-3654 or Wynetta.Bivens@TukwilaWA.gov to be connected with a staff member. Thank you!



CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Meeting Date: June 27, 2024
Time: 6:30 p.m.
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance, Council Chambers, 6200 Southcenter Blvd., Tukwila, WA 98188

Call to Order

Chair Probst called the Tukwila PC meeting to order at 6:30 p.m.

Roll Call

The PC Secretary took roll call.

Present: Chair Martin Probst; Commissioners Louise Strander, Ann Durant, Jane Ho, Richard McLeland Wieser, Alex Kaehler, and Jacob Halverson

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Development Supervisor Max Baker, AICP, DCD; Associate Planner Isaac Gloor, DCD; and PC Secretary Wynetta Bivens, DCD

Amendment of the Agenda

None.

Approve Minutes

Commissioner Strander moved to approve the 3/14/24 minutes. Commissioner Durant seconded the motion. Motion carried.

Commissioner McLeland Wieser moved to approve the 5/23/24 minutes. Commissioner Kaehler seconded the motion. Commissioner Strander and Durant abstained as they were absent. Motion carried.

Written General Public Comments

No submittals.

New PC Member Introduced

Jacob Halverson

Old Business

None.

Public Hearing

Chair Probst opened the public hearing for:

File Number	L24-0026 - Tiny Home Village (THV) – Zoning Code Amendment
Purpose:	Consider amendments to enact specific regulations for THVs and make recommendations to the City Council (CC) for their review and adoption.
Location:	Citywide

Chair Probst asked staff to give the presentation.

Director Gierloff, DCD, gave the presentation for staff. She noted that a work session was held on this topic at the last PC meeting. She said that the proposed ordinance language would adopt regulations for THVs. She explained that THVs are individual small sleeping structures with shared hygiene and kitchen facilities, which are usually run by organizations that provide social services. This is one of the many types of housing options that provide shelter and support for people to exit homelessness. Currently, there are two THVs in existence in Tukwila, which were approved under the general umbrella of emergency housing. The city would like to adopt specific regulations to make it clear that THVs is an approved use in Tukwila, so people understand the requirements for a new THV or for expanding an existing one. THVs are allowed specifically for religious organizations under RCW 35A.21.360. The city is proposing using local control to require a residential model where individuals need to be vetted prior to admission. THVs are designed as temporary housing to help individuals get on their feet, then move on to permanent housing within approximately six months. This is different from drop-in shelters with a daily turnover in population.

In addition to stating the essential services, the city is requesting that organizations hosting or operating a THV, and the city enter into a three-way Memorandum of Agreement to set out expectations, procedures, and to create a process for dispute resolution. The city did this with the existing THVs and found it to be helpful for working out operating procedures and giving the neighbors an opportunity to have a voice. Director Gierloff explained the maximum number of units on a site is 45 as a starting point. Staff discussed the topic with the Planning and Community Development (PCD) Council Committee to arrive at this number. However, not every site will be able to accommodate that number of units. The role of facility operator was also discussed. This is often a non-profit agency. Staff recommend extending this role to other government agencies as was discussed at the work session.

Director Gierloff addressed several clarifying questions from the PC.

Public Comment Letter

There was one public comment letter received from Jan Bolerjak, prior to 5:00 pm 6/27, which was emailed to the PC upon receipt.

Public Testimony

Marta Kidane, Community Engagement Manager, Low Income Housing Institute, a community outreach non-profit organization that provides resources and intentional shared safe spaces spoke. She said her organization is going to host a community meeting and provide information on what a THV is and what their organization does for both the community and those in the THV. She said they provide 24-hour security with on-site cameras, a fence that blends in and on-site case management, which is very important. She said it is not just about the home itself but regaining connectivity and continued support for individuals to get permanent housing, an ID, a license, a social security card, and health services. A THV also provides resources if someone has a dependency issue, etc. There is a code of conduct and there are boundaries. She also offered to provide tours of the THV.

Jon Grant, Chief Strategy Officer, Low Income Housing Institute, said he was there when the first THV development was proposed. And he helped advocate for funding that was established for the Miracle Tiny Home Village and Riverton Park Village in Tukwila. He said they have been working very hard to make sure the programs are responsive to community needs. He provided some history and addressed a question raised by PC on the number of units at Riverton Park Church. He noted that the Low-Income Housing Institute operates 18 THVs around Puget Sound. It's an opportunity for more affordable housing and shelter. He requested that the cap for a THV is no less than 45 units. The THV is the opposite of an encampment and adding homes to the Riverton Park Church site will mean not having tent encampments.

Recommendation

Staff recommended PC move forward the zoning regulation for the THV to CC as proposed by staff.

Public Testimony

There was no further public testimony.

Chair Probst closed the public hearing.

Motion and Deliberation

Commissioner Strander moved to forward the THV regulations to CC for their approval as amended to strike language in 18.50.240 allowing THV on properties owned or controlled by a government agency.

Commissioner McLeland Wieser seconded the motion.

Commissioner Halverson made a friendly amendment to amend 18.50.240 to prohibit THV on government owned property and areas zoned as public recreation overlay (PRO) in the zoning code Table 18.6. Director Gierloff said that per the use table, PRO is not a zone where THVs are proposed to be allowed. There was no second to the amendment.

Motion to strike the government agency language failed.

Commissioner Halverson moved to amend the staff's recommendation in Table 18.6 to prohibit THV in the Low Density Residential (LDR) zone. Commissioner Durant seconded the motion.

The PC had an extensive discussion including what would qualify as a genuine religious organization. Director Gierloff pointed out that many of the City's religious organizations are in the LDR zone so the amendment could create a conflict with the rights of these organizations under RCW 35A.21.360. Motion carried. Four in favor.

Chair Probst opened the second public hearing for:

File Number: L24-0051

Purpose: Consideration of Zoning Code Amendments relating to Accessory Dwelling Units (ADUs)
Location: Citywide

Chair Probst asked staff to give the presentation.

Associate Planner Isaac Gloor, DCD, gave the presentation for staff. This item is pertaining to changes to Title 18, the City's Zoning Code, for permit processing and the application for design review. He provided some background information on how permits are processed and how design review is done. He said that this is a legislative action that requires public notice and a hearing. There are rules for each step of the permit process, and they are written and governed by the Tukwila Municipal Code (TMC). One of the most important issues for people applying for a permit is the "shot clock". The TMC allows for a permit to be reviewed for up to 120 days, which is the amount of time when someone has applied for a permit, and it has been determined by the permit department that they have submitted everything that is required to be reviewed for compliance. Currently, a final review determination must be issued within 120 days. The "shot clock" stops if the applicant is required to resubmit requested information or it has been determined a permit is not in compliance per the TMC and needs to be corrected. The "shot clock" starts again once there are submittals.

Staff noted that the Tukwila Zoning Code is several decades old and has been amended multiple times, which has caused the permit types and processes to become cluttered and repetitive. The goal is to simplify and clarify the code. Design review is one type of permit that is required for certain larger commercial projects and almost all multi-family projects. There are two different kinds of design reviews: administrative or public hearing design review. Design review governs the aesthetic standards for buildings. Administrative design review permits are reviewed by staff. The standards for public hearing design review are the same, but the review procedures are different. For these projects staff and the applicant create a presentation and present it to the Board of Architectural Review (BAR), which is the PC who also sits as the BAR body. The BAR applications are infrequent and take a lot longer to schedule and are more legally binding with potential consequences.

Background was also provided on two major new bills, SB 5290 and HB 1293, which changed everything about how permits are reviewed. SB 5290 broke out the review timelines based on the depth of review for new permit timelines. For projects that do not require public notice the "shot clock" changed from 120 days to 65 calendar days including weekends. For projects that do require public notice but do not require public hearing the "shot clock" is now 100 calendar days. For projects that require both public notice and public hearing the "shot clock" is 170 calendar days. HB 1293 severely limits the BAR to either approve or deny a

permit since only one public hearing can be held. The city is required to adopt the new permitting timelines to comply fully with SB 5290. The PC would no longer sit as a BAR body if approved. Other standards for HB 1293 will be addressed in the future.

Staff also addressed clarifying questions for the PC. Some PC were in opposition of the BAR no longer reviewing design review permits.

Recommendation

Staff requests that the PC forward a recommendation for adoption of the amendments to Title 18 – Zoning to the CC for their review and approval.

Public Testimony

There was no public testimony.

Chair Prost closed the public hearing.

Deliberation

Two PC expressed an interest in conducting administrative design review hearings in addition to staff. The PC does not have the ability to hold administrative design review hearings.

A request was made for PC to receive a briefing on submitted administrative design review projects.

Motion

Commissioner Probst moved that the Zoning Code amendments pertaining to permit processing and other code clarifications as provided in the Commission packet are approved and forwarded to the CC for their approval. Commissioner Kaehler seconded the motion. There was one vote against. Motion carried.

Director's Report

- There will not be a PC meeting in July.
- Regulations around middle housing to add new housing types to the low-density residential zones for townhouses, courtyard apartments, small apartment buildings, as well as design review regulations will come to the PC in the fall for their review.
- PC were informed about a Sound Transit meeting regarding a deferred light rail station at Boeing Access Road from the first package of Sound Transit improvements, as well as the deferred Graham Street Station on July 17, from 4:30 p.m. - 7:00 p.m.

Adjourn

Commissioner Durant moved to adjourn. Commissioner Ho seconded the motion. Motion carried.

Adjourned: 8:32 p.m.

Submitted By: Wynetta Bivens
PC Secretary



CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Date: October 24, 2024
Time: 6:30 p.m.
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance, Council Chambers,
6200 Southcenter Blvd., Tukwila, WA 98188

Call to Order

Chair Probst called the Tukwila PC meeting to order at 6:31 p.m.

Roll Call

The PC Secretary took roll call.

Present: Chair Martin Probst; Vice Chair Ann Durant (arrived at 6:42 p.m.); Commissioners Louise Strander, Jane Ho, Alex Kaehler, Richard McLeland Wieser, and Jacob Halverson

Staff: Director Nora Gierloff, American Institute of Certified Planners (AICP), Department of Community Development (DCD); Long Range Planning Manager Nancy Eklund, AICP, DCD; Senior Planner Neil Tabor, AICP, DCD; and PC Secretary Wynetta Bivens, DCD

Amendment of the Agenda

No changes to the agenda were requested.

Approval of Minutes

Commissioner McLeland Wieser moved to adopt the 8/22/24 Minutes. Commissioner Halverson seconded the motion. Commissioner Strander abstained as she was absent. Motion carried.

Written General Public Comments

No submittals.

Old Business

None.

New Business

1. Middle Housing Project Update and Discussion

Presentation

Senior Planner Neil Tabor provided an overview on middle housing updates, a housing overview for the

state, city and other legislative updates. Washington State projects the need for approximately 1.27 million new housing units by 2044. Between 2019 and 2044, the city's housing target is to grow by a total of 6500 units, at a rate of about 250 units per year; most of that growth is not expected to be middle housing.

Following are some suggested middle housing changes from the work done with the previous PC and others:

- The previous PC provided middle housing recommendations that included new ownership options, regulations to make middle housing development financially feasible and maintaining and improving community quality of life with new housing productions.
- The public expressed their desire for broader housing options to support community needs, affordability in housing and for infill housing to provide frontage improvements.

Neil provided background information on the state legislative requirements for HB 1110 and noted the requirement that jurisdictions allow six out of the following nine middle housing types:

- | | | |
|----------------|------------|------------------------|
| - Duplex | - Fourplex | - Townhomes |
| - Stacked Flat | - Fiveplex | - Courtyard Apartments |
| - Triplex | - Sixplex | - Cottage Housing |

He noted that other housing-related legislation has also been passed addressing different housing issues:

- HB 1293 - objective design standards.
- HB 5258 - condo reform and proportionate impact based on unit size.
- SB 5290 - permit streamlining, which is required to be adopted by end of 2024 and which the city has adopted and will enact in October 2024.
- HB 1337 - accessory dwelling unit allowances, removing ownership restrictions and restrictions on sale of individual units, adopted in Fall 2023.

Middle Housing working code changes based on previous PC consultation:

- Consolidation of Low Density Residential (LDR) and Medium Density Residential (MDR) zoning districts into new single Community Residential (CR) zoning district.
- CR minimum lot size established as 5,000 sf.
- CR cottage lot minimum proposed as 3,000 sf.
- CR front setback established as 10 feet, instead of existing 20 feet for LDR.
- Multiple units per lot depending on proximity to transit, affordability of units and lot size.

Minimum required parking:

- LDR currently requires two or more spaces per unit. CR proposes to require one space per unit.

Several additional proposed changes:

- LDR and MDR housing will be consolidated into a single zone, CR, as anticipated with the Comp Plan update. When the rezoning of those properties is completed, that change will match the Comp Plan destination and not require another Comp Plan Amendment.
- Staff showed a land use chart that included a summary of the existing and proposed allowed uses for permitted dwellings.
- Staff presented a proposed change to eliminate variable upper story step backs and an increase in the maximum height in the CR zone from 30 feet to 35 feet.
- Changes to the height allowances standards based on Puget Sound Regional Fire Authority (PSRFA) guidance, providing opportunities for townhomes to be developed. Tree preservation on lots will be another consideration with incentives.

Project Schedule

Fall 2024

- Develop draft code
- Initial PC consultation and initial public outreach

Spring 2025

- Continued public outreach and PC work

Late spring-early summer 2025

- City Council (CC) consideration and final adoption of code update.

There was extensive discussion, and several questions addressed for the PC.

The following are some of the concerns, recommendations and requests from the PC:

- Parking issues need to be addressed and managed.
- What development will look like.
- Specific notification to the neighborhood when there is new development.
- Design review thresholds by unit.
- A Commissioner requested that reports be added to the end of agendas informing the PC when projects will be going through design review since PC no longer reviews design review projects. The Commissioner also stated that the public should be made aware of these opportunities as well.
- Concern was expressed about tree replacement and having a sensible tree code that is clearly written and addresses the tree canopy preservation, tree retention and enforcement.
- Infrastructure and impacts to schools.
- Being proactive regarding utilities issues. Providing a separate water service vs. shared lines off one stub, etc.
- King County capacity charges for sewer.

Director's Report

- Depending on identified work projects, the November and December meetings may be cancelled.
- Reminder that the last two meetings of the year are always held on the second Thursday of the month.
- Staff is working hard on the 2025-2026 budget.
- Housekeeping update of the code moving through the PC.

Adjournment

Chair Probst asked for a motion to adjourn.

Commissioner Durant moved to adjourn. Commissioner Kaehler seconded the motion. Motion carried.

Submitted by: Wynetta Bivens
PC Secretary



INFORMATIONAL MEMORANDUM

TO: **Planning Commission**

FROM: **Nora Gierloff, AICP, Community Development Director**

BY: **Neil Tabor, AICP, Senior Planner**

DATE: **12/2/2024**

SUBJECT: **December 12, 2024, Planning Commission Memo**

ISSUE

Staff will provide background on several future housekeeping code amendments that will be further developed and revisited at a future meeting. Early middle housing renderings will also be discussed.

BACKGROUND & DISCUSSION

In the interest of staggering planning commission and staff time, a housekeeping code package is proposed to be developed with a combination of legislative and non-legislative updates, including:

- Amending the requirements for phased Binding Site Improvement Plans
- Residential conversions of non-residential buildings consistent with SB 1042
- Removing townhouses as a permitted use in Tukwila Urban Center zones for consistency with regional requirements

Binding Site Improvements

Binding Site Improvement Plans are plans used to provide flexibility for sale of property within a larger development. These developments often rely on shared features within the larger site, such as parking, access points, landscaping, utilities, refuse collection areas, etc. As an alternative to the traditional subdivision process, these plans are typically used for commercial or industrial sites, however, they can also be used for residential and mixed use developments, which may desire to sell individual portions of land for building sites, while retaining shared common areas. BSIPs can also provide flexibility when combined with creating condominium ownership or phased development.

Codified in TMC 17.16, BSIPs proposing to develop in phases are required to enter into a development agreement in addition to completing the BSIP. Staff believes this requirement is redundant to the BSIP process and existing requirements. Development agreements add cost to a project by adding several months of process time for review, analysis, legal consultants, contracting, and scheduling of a public hearing before City Council. This equates to months of unnecessary additional carrying costs for developers on what are generally large scale projects, in addition to permit fees. In addition to the staff and City Council time exhausted, this process also creates uncertainty for the developer by changing the review from being entirely administrative, based on municipal code standards, to a legislative process before the City Council on a generally, technically complex topic.

Staff is proposing to create a code amendment to remove the requirement for phased BSIPs to also complete development agreements. Development agreements would remain an option for developers of phased BSIPs if circumstances of the development made them desirable.

SB 1042

In the 2023 legislative session the state legislature passed a bill broadening the required allowances for conversion of non-residential buildings, or non-residential portions of buildings, into multifamily spaces. This bill intends to encourage conversion of underutilized office and commercial space into much needed residential units. Viability of individual buildings for conversion will be entirely case by case, but the City is required to adopt code compliant with the bill by six months after the adoption of the comprehensive plan, or June 30, 2025.

Per the Municipal Research and Services Center (MRSC) some of the key provisions of the requirements include:

- Allowing a 50% density increase above what is permitted in the underlying zone if the housing is constructed entirely within the envelope of an existing building, provided that generally applicable health and safety standards can be met;
- Prohibiting the imposition of parking standards on the additional dwelling units (however, cities may require retention of existing parking required to satisfy existing residential parking requirements under local law and for any nonresidential uses that remain after new units are added);
- Prohibiting imposing additional permitting requirements on use of existing buildings beyond those applicable to all residential development in the zone, with the exception of emergency and transitional housing;
- Prohibiting the imposition of additional design standards beyond those generally applicable to all residential development in the zone;
- Prohibiting requiring that unchanged portions of an existing building used for residential purposes meet the current energy code (however, if any portion of an existing building is converted to new dwelling units, the new units must meet the current code); and
- Prohibiting denial of a building permit based on certain existing nonconformities unless a city official with decision-making authority makes findings that the nonconformity is causing a significant detriment to the surrounding area.

The Tukwila Urban Center is a regional center designated with the Puget Sound Regional Council for future growth, capitalizing on transit infrastructure to reduce car dependency. Center designations can provide additional funding resources to improve these areas and help them transition into denser transit-oriented development over time. Part of the requirements for a center is to plan for a minimum of 45 “activity units” per acre. This metric is a summation jobs and housing units per acre. Currently, the Urban Center contains approximately 22 activity units per acre, about half of the density the area is planned for. This total is largely jobs, with recent housing growth in the last ten years beginning to add to this total.

As they City plans for additional growth in this area redevelopment should be encouraged to meet or exceed the minimum activity unit density planned for the area. While this naturally occurs in part from market demand and property values, development allowances should encourage uses which align with this density and not permit uses which are not expected to support this density. Townhouses are one such use currently permitted in the TUC – Regional Center, TUC – Pond, TUC – TOD and partially within the TUC – Work Place zoning districts, that would likely not meet the minimum density of 45 activity units per acre if developed. Generally, townhouses, even when constructed in an especially dense manner, would not be expected to reach 30 units per acre. As townhouses will likely be permitted throughout other residential zones within the City after the adoption of middle housing updates, staff believes townhouses should be removed from the Tukwila Urban Center zones.

Staff will provide an initial rendering of different examples of potential middle housing development on a parcel for group discussion.

Powerpoint Presentation



12/12/24 Planning Commission

Items

- Binding Site Improvement Plans
- Residential Conversions (SB 1042)
- Townhomes in Tukwila Urban Center
- Middle Housing

Binding Site Improvement Plans Background

- Binding Site Improvement Plans are a process similar, but different, than the subdivision process, which allow separation of areas of land within the larger connected site
- This can be beneficial for:
 - Sharing common features such as parking or utilities
 - Selling off “pads” or portions of a site
 - Developing in multiple phases over time
- Tukwila’s code currently requires BSIPs developing in phases to also execute a Development Agreement, a contract between the City and Developer approved by the City Council

Proposed Change

- Planning and Legal Staff have identified the requirement for a Development Agreement (DA) for phased BSIPs as redundant to the process and unnecessarily costly and cumbersome for developers, and creating unnecessary work for staff and City Council
- Staff is proposing to amend Title 17 of the Municipal Code to remove the DA requirement for phased BSIPs
- The City receives very few applications for phased BSIPs, in part due to limited greenfield development, but may see more with increased denser infill development



Legislative Updates Required

- June 2025:
 - Middle Housing (HB 1110)
 - Objective Design Review (HB 1293)
 - Residential Conversions (SB 1042)
 - Residential Parking (SB 6015)
 - ADU Cleanup (HB 1337)
 - Unit Lot Subdivision Cleanup & Proportionate Impact Fees(SB 5258)
- December 2025:
 - Co-living Housing (HB 1998)
 - Critical Areas Update

SB 1042 Background

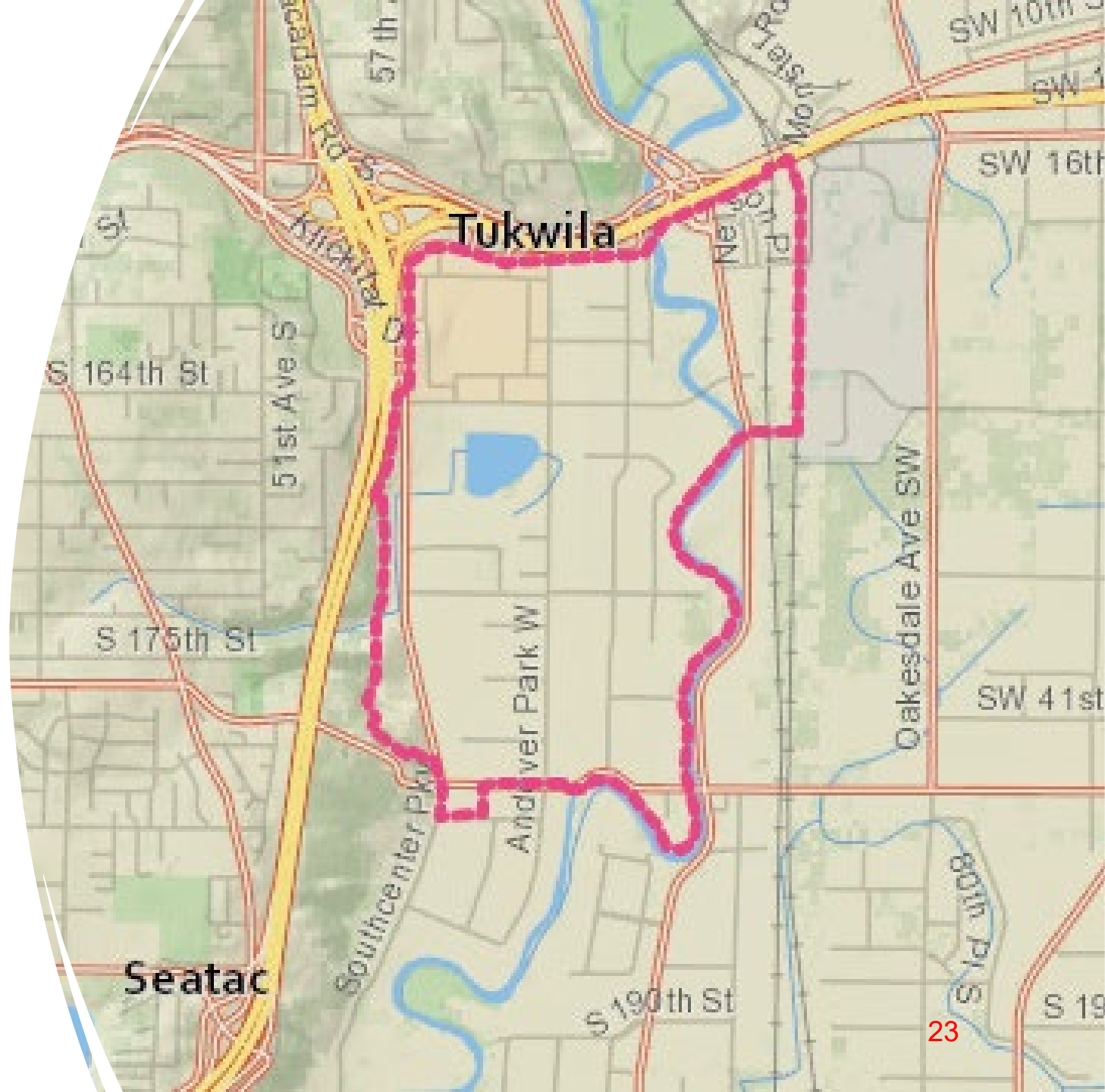
- SB 1042 provides developers flexibility in converting non-residential structures in commercial and mixed-use zones into multifamily structures
- Limitations jurisdictions cannot apply include:
 - Requiring additional parking
 - Density below 1.5x of zone allowance
 - Additional site or setback requirements
 - Additional requirements for non-STEP housing
 - Exterior design requirements beyond life and safety considerations
 - SEPA review and traffic concurrency

SB 1042 Implementation

- Recognizing the number of updates that are required in the first half of 2025 staff is proposing to move forward a SB 1042 compliant code package in the beginning of 2025
- Staff will evaluate the most direct way to introduce compliance with these requirements in a combined code amendment package to leave space for middle housing, design review, and with later Planning Commission meetings

Tukwila Urban Center

- Tukwila has two centers designated by the Puget Sound Regional Council (PSRC)
 - Manufacturing and Industrial Center (North Tukwila)
 - Urban Center (Southcenter)
- These centers are intended to provide a high density of jobs and housing units near transit, or cluster industrial uses
- Urban Centers must plan for at least 45 activity units (jobs + housing units) per acre
- The Tukwila Urban Center currently has about 22 activity units



Townhouses in the Urban Center

- Several of the zoning districts within the Tukwila Urban Center currently allow townhomes as a permitted residential use
- While not undesirable as a housing type, townhome development will not meet the density requirements of the urban center
- Townhouses are planned to be permitted across other residential zones with the middle housing code update
- Staff proposes removing the allowance of townhomes in the Urban Center to align new development with desired density



Address: 160 Green Street, Melrose
Units: 6 **Acres:** 0.22 **Density:** 27 Units/Acre

Middle Housing

- The following slides include several renderings of potential middle housing products and associated development standards
- Two of the examples include parking, while one does not
- Design is minimal to focus on the massing scale of the units



Wide Duplex

Wide Duplex

Wide Lot - Duplex		
Base Lot Size	10,000 sqft	
Divided Lot Size	5,000 sqft	2 Lots Total
Allowed Density	3 Dwellings	6 Dwellings Total
Max Impervious Area	3,750 sqft	
Max Lot Coverage	2,500 sqft	per lot
Actual Coverage	834 sqft	
Setbacks	Front	15'
	Side	5'
	Rear	10'
	Porch Bonus	8'
Internal Setbacks	Private Drive	N/A
	Internal Lot Line	0'





Narrow Duplex

Narrow Duplex

Narrow Lot - Duplex		
Base Lot Size	20,000 sqft	
Divided Lot Size	5,000 sqft	4 Lots Total
Allowed Density	3 Dwellings	12 Dwellings Total
Max Impervious Area	3,750 sqft	
Max Lot Coverage	2,500 sqft	per lot
Actual Coverage	934 sqft	
Setback	Front	15'
	Side	5'
	Rear	10'
	Porch Bonus	8'
Internal Setbacks	Private Drive	5-8'
	Internal Lot Line	5'





Narrow Triplex & ADU

Narrow Triplex & ADU

Narrow Triplex & ADU		
Base Lot Size	20,000 sqft	
Divided Lot Size	5,000 sqft	4 Lots Total
Allowed Density	3 Dwellings	12 Dwellings Total
Max Impervious Area	3,750 sqft	
Max Lot Coverage	2,500 sqft	per lot
Actual Coverage	657 sqft	
Setback	Front	15'
	Side	5'
	Rear	10'
	Porch Bonus	8'
Internal Setbacks	Private Drive	5-8'
	Internal Lot Line	5'



Questions & Discussion