

Proposed Code Changes Regarding Multifamily Housing

CHAPTER 19. 20 RESIDENTIAL ZONING DISTRICTS

19.20.030 ~~Density and~~ Dimensional standards.

Table 19.20.030-1 Density and Dimensional Standards by Zone					
Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Minimum lot size (square feet)	6,000; townhouses per PUD approval	1,800 (townhouses); 6,000 (other uses)	1,800 (townhouses); 6,000 (other uses)	1,800 (townhouses); 6,000 (other uses)	5,000; 2,000 (townhouse), unless otherwise approved via PUD process
Minimum lot frontage/width (feet)	50	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	20 (townhouse); 50 (other)	35 (zero lot line and two-unit townhouses); 45 ¹ (other)
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above)				
Maximum density (units per acre)	6 units	18 units	25 units⁹	25 units⁹	8 units²
Front yard setback (feet)	25	25	20	20	20
Front yard setback (alley-loading) ³	15	15	10	10	10
Rear yard setback ⁴ (feet)	15	10	10	10	10
Side yard setback ⁵ (feet)	5	5	5	5	56
Side yard (street) setback – corner lot, street flanking (feet)	15	15	15	15	10
Maximum building height – residential (feet)	35	35	45, with no building over 4 stories ²	60, with no building over 6 stories ²	35
Maximum building height – accessory building (feet) ⁷	20	20	20	20	20

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	R-1	R-2	R-3	R-4	TNR
Maximum impervious area of lot ⁸	65% <u>75%</u>	65% <u>75%</u>	75% <u>85%</u>	75% <u>85%</u>	65% <u>75%</u>
<p>Notes/Additional Standards:</p> <ol style="list-style-type: none"> 1. Residences designed as zero lot line units, including two-unit townhouse structures, shall adhere to the standards set forth in LMC 19.20.050(5) for lot width/frontage. 2. The allowable density may be increased to up to 12 units in TNR zones areas that are outside of the Columbia Valley Gardens neighborhood, as presently defined in the Longview Comprehensive Plan (Figure 3-1) or as subsequently amended. Height limits apply only if the property is adjacent to the R-1 Residential District or the Traditional Neighborhood Residential District. 3. The reduced front yard setback applies to lots in a subdivision or short subdivision where the reduced setback was approved as part of the overall approval process for the subdivision or short subdivision. To utilize the reduced setback, alley access must be provided and all off-street parking, garages and driveways for a given lot and residence shall be located and accessed from the alley. 4. See LMC 19.20.070(3)(c). 5. For single-family attached housing units (e.g., townhouses), the setback for the nonattached side of a dwelling unit (end units) shall be 10 feet (excepting corner lots), otherwise there is no side yard setback. 6. Homes in the TNR zone may utilize the zero lot line setback provisions set forth in this chapter. 7. See LMC 19.20.080(4)(c). 8. Townhouse units/lots are not subject to the maximum impervious area standard. 9. Congregate care, assisted living and other similar care facilities shall have a maximum density of 35 dwelling units per acre. 					

19.20.060 Multifamily development standards.

Multifamily housing (more than four units) developments shall be constructed in accordance with the following standards:

(1) On lots with alley access parking lots ~~should~~ shall be located to the side and/or behind buildings and shall not dominate the front yard area. For all multifamily development a five foot landscape buffer shall rim the perimeter of the parking lot and planting islands shall be included for lots with more than 20 parking spaces.

(2) Units adjacent to public or private streets shall have the primary building entrances located on the facade facing the street.

(3) Pedestrian access routes shall be provided from the public street(s) to all primary building entrances in the form of a continuous separated pathway of at least five feet in width.

(4) Building facade modulation or appropriate architectural treatment shall occur at least every 30 feet along the length of facades facing adjacent properties or a public street. Minimum modulation depth shall be two feet. All buildings shall incorporate design features such as varying roof lines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements to break up large expanses of uninterrupted building surfaces (blank walls). Figure [19.20.060-1](#) provides a sample of acceptable design elements, but shall not be construed as required architectural design.

(5) Developments with multiple buildings shall use appropriate architectural variations and use of colors to differentiate buildings within the development.

(6) Large multifamily complexes that have more than 25 units shall include an open space and recreational component into the site design, which comprises at least 15 percent of the gross site area. This requirement can be accomplished through the use of landscaping, play areas and common open space.

(7) All building elevations facing a public street right-of-way shall provide clearly marked and prominent primary entrances, and a combination of windows, porches, and/or balconies. A minimum of 40 percent of front (i.e., street-facing) elevations and a minimum of 25 percent of side and rear building elevations shall meet this standard. Percent of elevation is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

(8) Multifamily housing shall incorporate the following crime prevention through environmental design (CPTED) design principles into site design and building construction to the extent practicable:

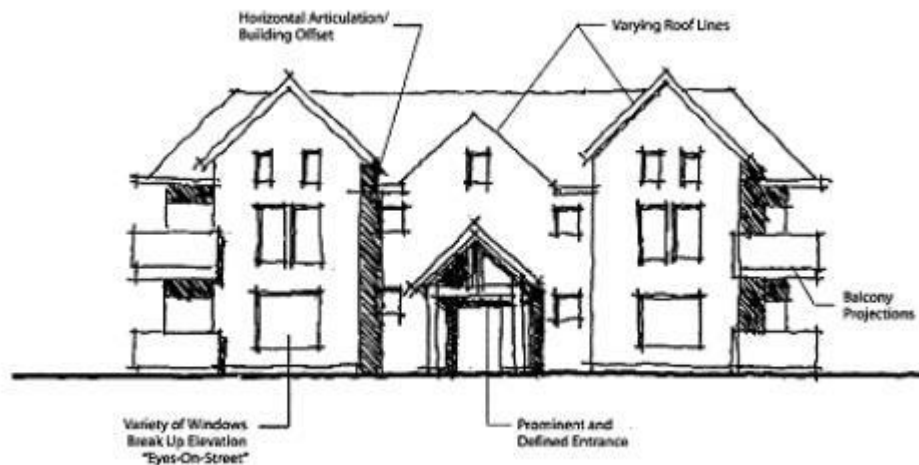
(a) Building orientation and public use areas such as laundry facilities shall take into consideration tenant's ability to monitor other doorways as a safety provision;

(b) Exterior area where mailboxes will be located shall be lighted;

(c) Dead-end spaces should be blocked by a fence or gate;

- (d) Access to the building should be limited to no more than two points;
 - (e) Exterior lighting levels shall be selected and light fixtures shall be oriented towards areas vulnerable to crime;
 - (f) Exterior doors should be visible from the street or by neighbors;
 - (g) All facades should have windows;
 - (h) Parking areas and pedestrian walkways shall be visible from windows and doors;
 - (i) Dumpsters should not create blind spots or hiding areas;
 - (j) Shrubbery and landscaping shall allow for clear visibility and should generally not be over three feet in height, with the exception of trees; and
 - (k) Recreational areas should be visible from a multitude of windows and doors.
- (9) The community development director reserves the right to approve an alternative design that does not meet the above standards when unique site conditions make strict adherence to the standards of this section impractical; provided, that in doing so, the community development director may levy additional conditions as mitigation.

Figure 19.20.060-1. Sample of multifamily design



elements

- (10) Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.

Chapter 19.66 PLANNED UNIT DEVELOPMENT

~~19.66.060 Density.~~

~~The gross density of a PUD shall not exceed what would be permissible in the underlying zoning district.~~

CHAPTER 19.78 OFF-STREET PARKING AND LOADING

LMC 19.78.100 Required off-street parking space for specific uses.

(4)(a) Single-family dwellings, two-family dwellings ~~and condominiums~~: Two parking spaces per dwelling unit,

(b) Multiple-family – three or more dwelling units: ~~One and one-half parking spaces per dwelling unit;~~

1 space for each studio or one bedroom apartment unit;

1.5 spaces for each two or more bedroom apartment unit;

Calculations resulting in a total that includes a half space shall be rounded up to include a full space.