

## Legislation Details (With Text)

<b>File #:</b>	PC 2018-4 7/12/18	<b>Version:</b>	1	<b>Name:</b>	ZONING CODE AMENDMENTS TO ADDRESS PARKING IS SIDE YARD SETBACKS AND REDUCED FRONT YARD BUILDING SETBACKS FOR MULTIFAMILY DEVELOPMENT
<b>Type:</b>	Agenda Item	<b>Status:</b>			Passed
<b>File created:</b>	6/28/2018	<b>In control:</b>			City Council
<b>On agenda:</b>	7/12/2018	<b>Final action:</b>			7/12/2018
<b>Title:</b>	ZONING CODE AMENDMENTS TO ADDRESS PARKING IS SIDE YARD SETBACKS AND REDUCED FRONT YARD BUILDING SETBACKS FOR MULTIFAMILY DEVELOPMENT				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Planning Commission recommendation, 2. Staff Report to Planning Commission, 3. Relevant Comprehensive Plan goals\_objectives\_policies, 4. SEPA Documents

Date	Ver.	Action By	Action	Result
7/12/2018	1	City Council	approved	Pass

### ZONING CODE AMENDMENTS TO ADDRESS PARKING IS SIDE YARD SETBACKS AND REDUCED FRONT YARD BUILDING SETBACKS FOR MULTIFAMILY DEVELOPMENT

#### COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Preserve and enhance neighborhoods

**CITY ATTORNEY REVIEW:** N/A

#### SUMMARY:

In 2017 changes were made to the zoning code to encourage multi-family development. One of the goals was to facilitate redevelopment of existing properties in the high density residential districts by allowing increased density and reduction of on-street parking requirements. This goal appeared to be accomplished with the adoption of Ordinance No. 3369. However, recent review of the enacted ordinance and discussion with local developers has identified a couple of other changes that would help encourage development. Both of the proposed code changes apply where vehicle access to parking is from an alley. They are

- Allowing a 50% reduction in the side yard setback for parking spaces in the rear yard that would apply to all residential zoning districts
- Reducing the front yard setback from 20 feet to 10 feet for buildings on existing lots in the R-3 and R-4 Residential Districts.

On June 13, the Planning Commission held a public hearing. No one from the public spoke. Following the public hearing, the Planning Commission voted unanimously to recommend the code amendments with some modifications that were recommended in the staff report.

**RECOMMENDED ACTION:**

Motion to accept the Planning Commission recommendation and direct the City Attorney to prepare an ordinance for Council review and approval

**STAFF CONTACT:**

Steve Langdon, Planning Manager