



Mountlake Terrace Planning Commission

Meeting Agenda

Monday, April 27, 2026, 7:00 PM

Mountlake Terrace City Hall, and via Telephone or
Teleconference

AGENDA

1. Call to Order
2. Attendance Roll Call
3. Approval of the March 9, 2026 Meeting Minutes
4. General Public Comment
5. 2026 Updated Work Plan
6. Amendments to Ch. 19.30 MTMC - Residential Districts
7. Director's Report
8. Miscellaneous Business by Call of Planning Commissioners
9. Adjournment

To listen to the meeting via telephone, call 1-253-215-8782. To watch the meeting online: 1) Go to <https://zoom.us/join>; 2) Enter meeting ID 832 0588 1330 and click “join”. No passcode needed.

The City of Mountlake Terrace strives to provide access and services to all members of the public. Please notify the City at least one week prior to the event if reasonable accommodations are needed.

City of Mountlake Terrace Guidelines on Addressing the Planning Commission

The Planning Commission welcomes public input at the appropriate time during a public meeting. If you wish to address the Commission, you will be called on when your hand is raised and recognized by the Planning Commission Secretary.

Anyone who is addressing the Planning Commission will need to state their name and city of residence at the beginning of their testimony, or comments.

To comment on an item not listed on the agenda, please address the Planning Commission at the time listed on the agenda as public comment.

To comment on an item listed on the agenda, please do so when the Chair calls for public comment during that particular agenda item.

Unless the Planning Commission Chair directs otherwise, comments on any item should not exceed five minutes per person.

To provide public comment or testimony remotely (via Zoom or telephone), please refer to the Public Comment and Public Hearing Testimony Protocol on the city website <https://www.cityofmlt.com/458/Planning-Commission>.

To submit written public comment or hearing testimony, mail to/drop off at City Hall (23204 58th Avenue W., Mountlake Terrace, WA 98043) or email remarks to Jennifer Joki, jjoki@mltwa.gov, no later than 4 p.m. on the public hearing date.

No person shall make personal attacks or threatening remarks while addressing the Council which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting. All hate speech will be construed as threatening remarks.

Purpose of Work Sessions

Occasionally the Planning Commission will discuss City topics in the form of a Work Session. The purpose of Work Sessions is for the Commission to collectively discuss ideas with each other, as well as observe staff presentations on selected topics. While the Planning Commission cannot take any official actions during a Work Session, the public is welcome to speak regarding an item before the Work Session begins. The public is always welcome to attend and monitor Planning Commission Work Sessions.

MOUNTLAKE TERRACE PLANNING COMMISSION
MINUTES

March 9, 2026
7:00 pm

Mountlake Terrace City Hall
and via Teleconference

Commissioners Present

Chair Bautista
Vice Chair Bettcher
Commissioner Finch
Commissioner Morgan (via Teleconference)
Commissioner Thompson
Commissioner Wu (via Teleconference)

Commissioners Absent

Commissioner Stenson

City Staff Present

City Clerk Jennifer Joki
City Manager (via Teleconference)
Economic Development Manager Ryan Doss
Senior Planner Sara Pizzo

Guests Present

All Together Design Studio Principal Rachael Aziz
All Together Design Studio Designer Robin Marquand

1. Call to Order - Roll Call

Chair Bautista called the meeting of the to order at 7:03 pm.

Commissioner Stenson was not present at the meeting

A motion to excuse Commissioner Thompson was made by Vice-Chair Betcher and seconded.
Motion carried 7-0.

2. Approval of February 9 Meeting Minutes

The February 9, 2026, meeting minutes were approved as presented.

3. Public Comment

None

4. City Organization Update

City Manager Jeff Niten

Niten presented on the new direction of Community and Economic Development to include Community Development and Economic Development becoming two separate functions.

Niten heard and responded to questions and comments from commissioners regarding Planning Commission still hearing from both Community Development and Economic Development at their meetings, updating Comprehensive Plan, and separate commission for economic development.

5. Presentation on Branding Update
Economic Development Manager Ryan Doss

Doss introduced Aziz who asked for introductions of the commissioners then presented on this items to include the scope and timeline, positioning with neighboring cities, target audience strategy, brand personality, neighborhood sub areas, data and vision, sub areas and characteristics, deliverables and use cases

Doss and Aziz heard and responded to questions and comments regarding plans to break sub areas into smaller areas, up the hill/down the hill area dynamics, businesses and characteristics of the different sub areas, and purpose of the branding

6. Director’s Report
Senior Planner Sara Pizzo

Pizzo presented on this topic to include an update to the Community Development department with Matthew Gisle as interim director, Sara is the interim Planning Commissioner liaison, council appreciates the work this commission does, department director hiring process, selected candidate accepted offer and will begin on March 31.

Pizzo heard and responded to questions and comments from commissioners regarding the status of the newly proposed projects at Candella, Terrace Station 4, and old Roger’s Market site.

7. Miscellaneous Business by Call of Planning Commissioners
None

8. Adjournment
The meeting adjourned at 8:39 pm.

These minutes are subject to approval at the next Mountlake Terrace Planning Commission meeting.

City Clerk Jennifer Joki

Memorandum

April 27, 2026

To: Planning Commission
From: Brooke Eidem, AICP, Community Development Director
Subject: 2026 Work Plan Update

OVERVIEW

The Planning Commission approved its 2026 Work Plan in January, prior to several significant changes, including the retirement of previous Director Christy Osborn in February. Staff is proposing an update to the Work Plan to reflect shifting priorities.

BACKGROUND

Several chapters of the Mountlake Terrace Municipal Code (MTMC) are outdated, inconsistent with State legislation and the 2024 Comprehensive Plan, and do not sufficiently address administrative processes to serve the residents efficiently. Staff has evaluated the highest priority issues and updated the Work Plan based on these, while still holding time for projects that were already scheduled.

The schedule anticipates several important projects, including implementation of new zoning districts from the Comprehensive Plan. A limited update to the R-Districts Chapter is necessary for clarity, as code interpretations have been necessary as an interim measure. Updating the chapters addressing Administration and Procedures and Comprehensive Plan Amendment Procedures is necessary for consistency with State legislation and to improve language around the permit review process. Amendments to add Co-housing and STEP housing to the land use tables are also necessary for compliance with recent state legislation.

A description of the projects listed in the work plan is attached. The work plan is a living document and is not binding on the Planning Commission. Rather, it is a planning tool to promote efficiency and transparency. Throughout the year, the Commission may see items delayed or shifted as the need arises, or emergent issues added.

RECOMMENDATION

MOTION to recommend approval of the updated 2026 Planning Commission Work Plan to the City Council as discussed.

ATTACHMENT

- Draft 2026 Planning Commission Work Plan

Draft Planning Commission Work Plan (remainder of 2026)

Project	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2026 Comprehensive Plan Implementation									
Mixed Use Zones									
Manufactured Home Park Zone									
Employment Zone									
Zoning Map implementation									
Water and Sewer Comprehensive Plan Updates									
Subarea Plans									
MTMC Amendments									
R-District minor amendments									
Admin & Procedures									
Comprehensive Plan Amendment Procedures									
Co-housing/STEP Housing									
2026 Other Projects									
Terrace Station 4 & 5									
Annual Tasks									
Comprehensive Plan Docketing									
Election of Officers									
2027 work plan									
Parking Lot									
Frontage Exemptions									
Definitions									
Landscaping/Tree Code									
Home Occupations									

Project Descriptions

Mixed Use Zones (NMU and GMU)
This project will adopt development regulations and design standards for the Neighborhood Mixed Use (NMU) and Gateway Mixed Use (GMU) Districts, implementing a critical component of the 2024 Comprehensive Plan as part of Zoning Phase II. The NMU areas are located throughout the city in small clusters, reflecting their intention as neighborhood-serving commercial mixed with residential use.
Employment Zone (EMP)
Similar to above, this project will adopt development regulations and design standards for the Employment District, currently zoned Light Industry/Office Park (LIOP).
Manufactured Home Park Zone (MHP)
This project will adopt development regulations and design standards for the Manufactured Home Park Zone (MHP), currently zoned Mobile Home Park. This project will include relocating relevant regulations from Title 15 to Title 19 and repealing Chapter 15.30 MTMC, which is outdated.
Zoning Map implementation
For full consistency with and implementation of the Comprehensive Plan, the Zoning Map will need to be updated to reflect the four zones noted above.
Water & Sewer Comprehensive Plan Updates
This project will be led by the Public Works Department, to update the Water and Sewer Comprehensive Plans.
Subarea Plans
This project will begin subarea planning as discussed earlier this year. The 2026 effort will likely involve developing an action plan for implementation in 2027 and 2028.
R-Districts Minor Amendments (Chapter 19.30 MTMC)
The Residential Districts chapter was adopted in 2025 for compliance with Washington State Middle Housing requirements. Since adoption, several minor inconsistencies and areas of confusion have been identified by customers and staff. This project will improve clarity through minor, targeted areas of the chapter to address these issues as middle housing developments continue in the city.
Administration & Procedures (Chapter 18.05 MTMC)
This chapter is outdated and inconsistent with the requirements of SB 5290 (2023). It is also duplicative (and potentially contradictory) with some portions of Chapter 19.10 MTMC, which can create confusion about which procedures apply when. The proposal is to repeal and replace this chapter, ensuring it properly addresses all aspects of administration and the permit process and applying it to Titles 16, 17, 18, and 19. Chapter 19.10 MTMC will also be repealed to avoid future confusion.
Comprehensive Plan Amendment Procedures (Chapter 18.10 MTMC)
As part of the update to Chapter 18.05 MTMC, the processes in current Article VI addressing the Comprehensive Plan and Map, rezones, and annexation are best addressed elsewhere in the Municipal Code. This project will relocate these sections to Chapter 18.10 MTMC and ensure the process is up-to-date.
Co-housing/STEP Housing
Recent legislation (HB 1220 [2021] and HB 2266 [2026]) provide specific requirements for siting permanent supportive housing, transitional housing, and indoor emergency housing (aka, "STEP" housing). This project will bring the MTMC into compliance with both bills at the same time.
Terrace Station 4 & 5
This project is review of a Development Agreement to make a recommendation to the City Council.

Memorandum

April 27, 2026

To: Planning Commission
From: Brooke Eidem, AICP, Community Development Director
Subject: R-Districts Amendments (Chapter 19.30 MTMC)

OVERVIEW

Staff is proposing minor revisions throughout Chapter 19.30 MTMC to improve clarity, readability, and implementation.

BACKGROUND & ANALYSIS

The Residential Districts chapter was adopted in 2025 for compliance with Washington State Middle Housing requirements. Since adoption, various inconsistencies and areas of confusion have been identified. In some cases, code interpretations have been issued as an interim measure to clarify how the code will be administered moving forward, however these are temporary solutions until an amendment can address the issue.

Amendments are intended to improve clarity and understanding for staff and customers but are otherwise limited in scope. A more comprehensive update to the middle housing regulations may be discussed by the Planning Commission in a future Work Plan after the adopted regulations have been implemented for a longer period. The subject proposal will do the following:

Improve clarity and consistency

- Add consistency between the zone descriptions in MTMC 19.30.010 and the land use and dimensional tables of MTMC 19.30.020 and 19.30.030.
- Clarify dimensional standards based on number of units (including Floor Area Ratio and front/rear setbacks) in the R-1 and R-2 zones (MTMC 19.30.030).
 - Recent code interpretation related to development potential on lots that are oversized.
 - The interpretation is that the standard applicable to the maximum number of lots stated in the code also applies to any number of units more than the maximum that is otherwise allowed (e.g. “3+ units” rather than “3-4 units”)
- Rename “multi-household dwellings”, which can include anything above two units, to “multi-unit apartments” (MTMC 19.30.020).

Improve user-friendliness

- Remove minimum lot sizes from the zone titles in the land use and dimensional table headings (MTMC 19.30.020 and 19.30.030).
- Renumber superscript notes in the land use tables to put them in numeric order (MTMC 19.30.020).

- Relocate all middle housing categories in the land use tables to a “multiplex” category so they can be more easily identified and compared (MTMC 19.30.020).
- Add a footnote to the dimensional table exempting up to 300 square feet of garage space from FAR calculations (MTMC 19.30.030).

Bring ADU regulations into better alignment with State legislation (MTMC 19.30.050)

- Reword the prohibition on ADUs in critical areas to clarify that a lot containing critical areas is not ineligible to construct ADU(s), but rather, the ADU(s) cannot be constructed within a critical area or buffer.
- Remove lot coverage and redundant language from the size and scale subsection.
- Remove reference to “garage” from the conversions subsection to clarify that any accessory structure can be converted to an ADU, consistent with State legislation.

NEXT STEPS

Comments and revisions from the Planning Commission will be integrated into a revised draft to be presented at a future meeting, in addition to any required associated amendments (such as definitions in Ch. 19.15 MTMC).

ATTACHMENT

- Draft Chapter 19.30 MTMC

Chapter 19.30. R – RESIDENTIAL DISTRICTS

19.30.010. Purpose.

The following residential districts (R districts) are intended to provide land for single-unit residences, middle housing, and other complementary uses which serve the neighborhood and have been deemed compatible with residential character. Middle housing brings inherent public benefits such as increased housing supply and choice, housing at relatively more "attainable" price points, increased walkability, and transportation-supportive neighborhoods. The R districts are depicted on the City's Official Zoning Map.

- A. *Residential 1 (R-1)*. The purpose of the residential 1 land use designation is to provide land for detached single-unit residences, duplexes, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space.
- B. *Residential 2 (R-2)*. The purpose of the residential 2 land use designation is to provide land for detached single-unit residences, duplexes, triplexes, fourplexes, other middle housing types up to four units, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space.
- C. *Residential 3 (R-3)*. The purpose of the residential 3 land use designation is to provide land at efficient densities for all middle housing types and other complementary uses, while still allowing for detached single-unit residences, and encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. These lots serve as a transitional zone between the predominately detached single-unit residences, and the denser multifamily developments of residential 4.
- D. *Residential 4 (R-4)*. The purpose of the residential 4 land use designation is to provide land at efficient densities for middle housing, multifamily residences, and other complementary uses, while still allowing for detached single-unit residences, and encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. These lots serve as a transitional zone between the other residential land use designations, and denser mixed-use developments.

19.30.015. Applicability.

- A. Development standards in this chapter are applicable to all development in the residential districts, as well as to any middle housing or single-unit development in other districts.

B. Nonconforming Structures. Structures that no longer comply with development standards as of June 30, 2025, are allowed. Only in the case of loss of the structure due to fires or other natural disasters may the structure be rebuilt within 12 months to the preexisting nonconforming standards.

19.30.020. Uses.

A. Allowable uses within the R districts are identified in Table 19.30.020 below, as now or hereafter amended.

B. Permitted Use (P). Where the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to applicable conditions or other standards (if any) listed in the "conditions/reference" column to the right and the review procedures specified in MTMC Title **18**, Land Use Planning and Development, and the general requirements of the code.

C. Conditional Use (C). Where the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to applicable conditions or other standards (if any) listed in the "conditions/reference" column to the right and to the conditional use review procedures specified in MTMC Title **18**, Land Use Planning and Development, and the general requirements of the code.

D. Use Not Permitted (). Where no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

For uses containing a superscript number ^(X), refer to the applicable condition in the "conditions/reference" column to the right.

Table 19.30.020

Use	R-1	R-2	R-3	R-4	Additional Provisions
	8400 7200	4800	RML	RMM	
RESIDENTIAL					
Bed and breakfast inns/boarding and rooming houses				P	
Cottage housing		P ¹	P	P	Subject to Chapter 19.32 MTMC ¹ These units are allowed when using affordability bonus MTMC § 19.30.045(C)
Courtyard apartments		P ¹	P	P	Subject to Chapter 19.32 MTMC ¹ These units are allowed when

Table 19.30.020

Use	R-1 8400 7200	R-2 4800	R-3 RML	R-4 RMM	Additional Provisions
					using affordability bonus MTMC § 19.30.045(C)
Duplex	P	P	P	P	Subject to Chapter 19.32 MTMC
Fourplex	P ¹	P	P	P	Subject to Chapter 19.32 MTMC ¹ These units are allowed in R-1 when using affordability bonus MTMC § 19.30.045(C)
Fiveplex		P ¹	P	P	¹ These units are allowed in R-2 when using affordability bonus MTMC § 19.30.045(C)
Group home institutions	C	C	C	C	
Group homes	C	C	C	C	
Halfway houses				C	
Juvenile foster homes	P	P	P	P	
Multiplex					
Duplex	P	P	P	P	Subject to Chapter 19.32 MTMC
Triplex	P ¹	P	P	P	¹ Allowed when using affordability bonus MTMC § 19.30.045(C)
Fourplex	P ¹	P	P	P	Subject to Chapter 19.32 MTMC ¹ Allowed when using affordability bonus MTMC § 19.30.045(C)
Fiveplex		P ¹	P	P	¹ Allowed when using affordability bonus MTMC § 19.30.045(C)
Sixplex		P ¹	P	P	¹ Allowed when using affordability bonus MTMC § 19.30.045(C)
Multi-household dwellings unit apartments			P	P	
Nursing homes				P	
Residential care facilities	C	C	C	P	
Retirement centers, congregate care facilities				P	
Single-household residential	P	P	P	P	Subject to Chapter 19.30 MTMC
Sixplex		P ¹	P	P	¹ These units are allowed in R-2 when using affordability bonus MTMC § 19.30.045(C)

Table 19.30.020

Use	R-1	R-2	R-3	R-4	Additional Provisions
	8400 7200	4800	RML	RMM	
Triplex	P ¹	P	P	P	¹ These units are allowed in R-1 when using affordability bonus MTMC § 19.30.045(C)
Townhomes	P	P	P	P	Subject to Chapter 19.32 MTMC
Youth shelters	C	C	C	C	Class II youth shelters shall be separated from senior housing by 500 feet. Both Class I and II youth shelters require a conditional use permit.
GENERAL SERVICES					
Day care centers	C	C	C	C/A	
Higher education facilities	C	C	C	C ³²	³² Side and rear yards shall each be a minimum of 30 feet. All outdoor lights shall be so arranged as to direct the light away from any adjacent properties.
Schools preschool through 12th grade	C ³	C ³	C ³	C ³	³ Side and rear yards shall each be a minimum of 30 feet. All outdoor lights shall be so arranged as to direct the light away from any adjacent properties.
Disaster emergency facilities	P/C ⁵⁴	P/C ⁵⁴	P/C ⁵⁴	P/C ⁵⁴	⁵⁴ Temporary facilities are a permitted use; permanent facilities are a conditional use.
Fire/aid car stations	C	C	C	C	
Libraries	P	P	P	P	
Municipal office buildings				C	
Police stations	C	C	C	C	
Public utility facilities	P/C ²⁵	P/C ²⁵	P/C ²⁵	P/C ²⁵	²⁵ If development contains more than 25,000 square feet of gross area, a conditional use permit is required.
Recycling collection stations	C	C	C	C	
Private clubs and lodges	C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶	⁴⁶ All structures shall be set back 20 feet from property lines. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard

Table 19.30.020

Use	R-1 8400 7200	R-2 4800	R-3 RML	R-4 RMM	Additional Provisions
					<p>may be used. The required front yard may not be used for off-street parking. All lights provided to illuminate parking areas or buildings shall be so arranged as to direct the light away from any adjoining properties.</p>
Religious facilities	C ⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶	<p>⁴⁶All structures shall be set back 20 feet from property lines. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking. All lights provided to illuminate parking areas or buildings shall be so arranged as to direct the light away from any adjoining properties.</p>
Health care offices/clinics				P/C ⁶⁷	<p>⁶⁷Allowed as a permitted use up to 5,000 square feet in any single building. Within this category, any use of 5,000 square feet or greater in any single building shall be allowed up to 10,000 square feet only under a conditional use permit. A "single building" for the purpose of the identified land use category in this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element.</p>
Hospitals/emergency clinics				C	
Veterinarian clinics/hospitals				P/C ⁶⁷	<p>⁶⁷Allowed as a permitted use up to 5,000 square feet in any single building. Within this category, any use of 5,000 square feet or greater in any single building shall be allowed up to 10,000 square feet</p>

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Table 19.30.020

Use	R-1 8400 7200	R-2 4800	R-3 RML	R-4 RMM	Additional Provisions
					only under a conditional use permit. A "single building" for the purpose of the identified land use category in this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element.
Wireless telecommunication facilities			P	P	Wireless telecommunication facilities are subject to a special use permit – wireless (SP-W), as required by Chapter 19.137 MTMC.
Sexually oriented adult businesses/adult entertainment establishments					
RECREATION AND TRANSPORTATION					
Golf course	C ⁷⁸	C ⁷⁸	C ⁷⁸	C ⁷⁸	⁷⁸ Access to at least a minor arterial street is required. Commercial use or development accessory to the golf course is limited to a pro shop for the sale and rental of golf equipment, a driving range, eating/drinking establishment, meeting/assembly rooms and administrative office.
Parks, public	P	P	P	P	
Performing arts centers				P	
Rapid transit stations				C	
Public recreational facilities	P	P	P	P	
Private recreational facilities	C ⁸⁹	C ⁸⁹	C ⁸⁹	C ⁸⁹	⁸⁹ Located within 500 feet of a collector, minor arterial, or principal arterial right-of-way as designated on the current adopted City of Mountlake Terrace Transportation Master Plan.
ACCESSORY USES					
Home occupations	P	P	P	P	Subject to MTMC § 19.120.230
Accessory dwelling unit	P	P	P	P	Subject to MTMC § 19.30.050

Table 19.30.020

Use	R-1	R-2	R-3	R-4	Additional Provisions
	8400 7200	4800	RML	RMM	
Accessory structures, nonresidential	P	P	P	P	Subject to MTMC § 19.120.130
Adult family home	P	P	P	P	Subject to MTMC § 19.120.230
Adult or child day care (with religious facility, school, recreation facility or library)	P	P	P	P	
Day care	P	P	P	P	Subject to MTMC § 19.120.230
Greenhouses, noncommercial	P	P	P	P	
Gym, dance/fitness studio				P	
Parking lots				P	
Storage buildings	P	P	P	P	Subject to MTMC § 19.120.130
Swimming pools/hot tubs	P	P	P	P	

19.30.030. Dimensional requirements.

- A. Dimensional requirements, as identified in this section, shall apply to all buildings and lots in the R districts, except as otherwise specifically provided by this chapter.
- B. Dimensional requirements for lots and buildings in R districts are set forth in the following dimensional requirements table; provided, that lesser areas or distances may be allowed subject to meeting the requirements of MTMC § 19.30.035, as applicable, or as otherwise specifically allowed under this title or MTMC Title 17 and greater areas or distances may be specifically required under certain provisions of the MTMC.

Dimensional Requirements Table 19.30.030

	R-1 R-8400; R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Lot Standards (applicable to parent lot)				
Lot Area Min., sf	4,800 square feet			
Lot Width at Building Setback Line, Min.	45 feet			
Lot Width at Street, Min.	30 feet			
	Exception for flag/panhandle lots: 12 feet			
Mean Lot Depth Min.	70 feet	60 feet		
Lot Coverage by Structures (including ADUs)				

Dimensional Requirements Table 19.30.030

	R-1 R-8400; R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Maximum Lot Coverage (percent of lot area)	45%	50%	60%	65%
Additional Lot Coverage for Bonuses	+5% Lot coverage bonuses are not cumulative.			
Floor Area Ratio (FAR)				
Maximum Floor Area Ratio (FAR) ¹	1 unit: 0.5 2+ units: 0.6	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4+ units: 1.0	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0 5 units: 1.2 6+ units: 1.4	
Additional FAR for "Stack" Housing Form Type	+ 0.5			
Maximum FAR With Affordability Bonus MTMC § 19.30.045(C)	3 units: 0.8 4+ units: 1.0	5 units: 1.2 6+ units: 1.4	1.8	2.4
Additional FAR for Other Bonuses in MTMC § 19.30.045	On-site tree retention: +0.1 Sustainability Certification: +0.1 Alleys: +0.2 Midblock Connections: Half Block: +0.2, Full Block: +0.4 Improved Parking Courts: +0.1 Shared Driveways: +0.1			
Density				
Maximum Density	1 unit per 2,400 sf of lot area	1 unit per 1,200 sf of lot area	No max.	
Maximum Density With Affordability Bonus MTMC § 19.30.045(C)	1 unit per 1,200 sf of lot area	1 unit per 800 sf of lot area		
Accessory Dwelling Units	Two ADUs may be allowed on any lot in addition to the maximum density above. See MTMC § 19.30.050(B)			
Building Height Standards				
	3 stories, 35 feet		3 stories, 35 feet	

Dimensional Requirements Table 19.30.030

	R-1 R-8400; R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Maximum Building Height at Front of Lot			Exception for "Stack" Housing Form Type: 4 stories, 45 feet With Bonuses: 4 stories, 45 feet	
Maximum Building Height at Rear of Lot	2 stories, 25 feet With Bonuses: 3 stories, 35 feet		3 stories, 35 feet With Bonuses: 4 stories, 45 feet	
Exceptions to Maximum Heights	<p>1. A structure to access the roof shall not be included in the maximum building height, so long as the structure is set back at least 5 feet from the required yard setbacks. Such structure shall be primarily for access to the rooftop and may include mechanical equipment, or other ancillary items, but shall not include livable floor space.</p> <p>2. Where solid walls (or parapets) are used for enclosing a rooftop deck, they may project a maximum of four feet above the height limit; provided, that:</p> <p>a. Such walls are set back at least 5 feet from the edge of any required side yard setback; and</p> <p>b. Where the rear yard abuts a lower intensity district, such walls are set back at least 5 feet from the required rear yard setback.</p> <p>3. Where fall protection walls or railings for rooftop decks are at least 80 percent transparent and no component is more than 5 feet in height from the rooftop deck, they shall not be included in the maximum building height.</p> <p>4. Photovoltaic panels may project up to 4 feet above the maximum building height.</p>			

Building Setback Standards

Minimum Front Yard Setback	15 feet	1-2 units: 15 feet 3-4+ units: 10 feet	10 feet	5 feet
Reduction for shared parking areas behind Rows: 3 feet. (per MTMC § 19.32.060(C))				
Reduction for Bonuses: 5 feet total. Front yard bonuses are not cumulative.				
Garage setbacks: Refer to MTMC § 19.32.020				

Dimensional Requirements Table 19.30.030

	R-1 R-8400; R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Minimum Rear Yard Setback	15 feet	1-2 units: 15 feet 3-4+ units: 10 feet	10 feet	
	Reduction for buildings or portions of buildings under 15 feet tall: 5 feet. No other rear yard setback bonuses may be combined with this exception.			
	Reduction for Bonuses: 5 feet total. Rear yard bonuses are not cumulative.			
Minimum Side Yard Setback	5 feet, Except 10 feet for any side yard on a corner lot that is adjacent to a street but is not the front yard		1-2 story portions: 3 feet 3 story portions and corner lots: 5 feet 4 story portions: 7 feet	
	Exception to levels with primary unit entries: 7 feet minimum where the side yard is used for pedestrian access to rear units, except where infeasible due to location of existing structure.			
	Reduction for Bonuses: 2 feet total. Side yard bonuses are not cumulative. In no case may a side setback be reduced below 3 feet.			
Building Separation for Buildings on the Same Lot	10 feet	Exception for separation between two single-story buildings: 6 feet		

¹ Up to 300 square feet of garage space is exempt from FAR calculations.

19.30.035. Lot area and dimensional calculations.

- A. The lot dimensional requirements in MTMC § **19.30.030** apply to the parent lot, not the smaller "unit lots" created in a unit lot subdivision.
- B. Regardless of the minimum lot area required under MTMC § **19.30.030**, a subdivision may include one lot that does not meet minimum lot requirements; provided, that the lot would have an area that is at least 90 percent of the required minimum lot area of the underlying district and would meet all other dimensional requirements of MTMC § 19.30.030(C).

- C. Building height is regulated in both front and rear portions of the lot. "Building height at front of lot" is measured in the front 75 percent of mean lot depth. "Building height at rear of lot" is measured in the rear 25 percent of mean lot depth.

19.30.040. Special regulations.

- A. A manufactured home shall be permitted to locate on any residential lot when it meets the development standards of this title and all other applicable regulations for single units are met.
- B. Accessory dwellings shall comply with MTMC § **19.30.050**, as now or hereafter amended.
- C. Accessory buildings (nonresidential) shall comply with MTMC § **19.120.130**.
- D. Animals are allowed subject to the provisions of MTMC Title 6.
- E. A storage building for a legally established nonresidential use may be permitted under the following conditions: (1) it is on the same lot as the nonresidential use; (2) it is constructed of materials similar to the building that comprises the primary nonresidential use on the lot; and (3) it is for a purpose that is consistent with the residential character of the neighborhood.
- F. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter **17.09** MTMC, Fee Simple Unit Lot Subdivisions; provided, that they are met on the collective lots, parcels and/or tracts in a fee simple unit lot subdivision and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the fee simple unit lot subdivision.

19.30.045. Development bonuses.

- A. Applicability. Within residential districts, development standard bonuses are available for developments that provide specific public benefits outlined in this section. In exchange for the specified public benefits, the project can utilize the development standards bonuses described in Table 19.30.030. The bonuses have been crafted to offer value to middle housing development, while achieving the intended public benefits while maintaining compatibility with neighborhood scale and residential patterns. Multiple bonuses may be combined on a site, subject to the standards in Table 19.30.030.
- B. Purpose. The bonus program aims to go beyond the typical benefits of middle housing by incentivizing additional contributions aligned with community priorities and

Comprehensive Plan Vision 2044 goals. The program focuses on the following public benefits:

1. Affordable housing – per subsection **C** of this section.
 2. On-site tree retention – per subsection **D** of this section.
 - a. Trees provide shade and habitat, reduce the impacts of development on storm drainage systems, and enhance the visual appearance of neighborhoods.
 3. Sustainability certification – per subsection **E** of this section.
 - a. Sustainability certification ensures that projects sustainably and efficiently reduce use of the earth's resources.
 4. New alleys – per subsection **F** of this section and MTMC § **19.32.090(A)**.
 - a. The purpose of alleys is to offer opportunities to consolidate parking, garbage, and service access at the rear of lots, reduce conflicts with primary pedestrian zones and support walkable and active street frontages. Alleys can enhance site layout flexibility while maintaining a neighborhood-compatible form.
 5. Midblock connections – per subsection **G** of this section and MTMC § **19.32.090(B)**.
 - a. The purpose of these connections is to provide vital nonmotorized linkages across long blocks, connecting two streets by enabling pedestrian and bicycle access through sites. They may also accommodate limited vehicle access, such as parking access.
 6. Improved parking courts – per subsection **H** of this section and MTMC § **19.32.090(C)**.
 - a. The purpose of these spaces is to provide for enhanced aesthetics and use of parking areas for more than auto-oriented purposes, such as pedestrian access, visiting with neighbors, informal play space, and many other uses.
 7. Shared driveways – per subsection **I** of this section.
 - a. The purpose of shared driveways is to reduce curb cut dimensions and potential conflicts with pedestrians on sidewalks, supporting walkable and active street frontages.
- C. Affordable Housing Bonus. A development may receive bonuses (increased lot coverage, FAR, and height, and as well as setback reductions per Table 19.30.030) for

providing affordable housing consistent with Chapter **3.96** MTMC at the following minimum amounts:

1. R-1 district: one or more affordable units per lot.
 2. R-2 district: two or more affordable units per lot.
 3. R-3 and R-4 districts: 20 percent or more of total units per lot must be affordable.
- D. On-Site Tree Retention Bonus. A development may receive bonuses (increased lot coverage, FAR, **and** height, **and as well as** setback reductions per Table 19.30.030) for providing on-site tree retention. Eligible projects must:
1. Meet the quality standards of MTMC § **19.130.140**; and
 2. Perform the minimum tree retention requirements in MTMC § **19.130.170(D)** on site. Tree replacement and/or tree fees in lieu are not eligible for the bonus.
- E. Sustainability Certification Bonus. A development may receive bonuses (increased lot coverage, FAR, **and** height, **and as well as** setback reductions per Table 19.30.030) for providing sustainability certification. To be eligible for the bonus, new developments and major renovations shall be designed, constructed, and certified to meet or exceed standards of one or more of the following rating systems:
1. Passive House, per Phius or International Passive House Institute.
 2. Living Building Petal Certification, per Living Futures Institute.
 3. LEED Gold, per United States Green Building Council (USGBC).
 4. Built Green.
 5. Evergreen Sustainable Development Standard (ESDS).
- F. Alleys. A development may receive bonuses (increased lot coverage, FAR, **and** height, **and as well as** setback reductions per Table 19.30.030) for providing alleys or portions of alleys at the rear of the lot. Eligible alleys must meet the following criteria:
1. Eligible locations are under the discretion of the City Engineer.
 2. Design standards per MTMC § **19.32.090(A)**.
 3. Right-of-way dedication. The alley or portion of alley must be dedicated as a public right-of-way at the point in time when it is either connected to a street or connected

to other alley segments which connect directly to the street, as determined by the City Engineer. Until that time, the land will be a reserved right-of-way dedication and a nonbuildable area.

- a. For the purposes of calculating lot coverage and FAR, the original lot area before dedication may be used.

G. Midblock Connections. A development may receive bonuses (increased lot coverage, FAR, ~~and~~ height, ~~and as well as~~ setback reductions per Table 19.30.030) for providing midblock connections. Midblock connections must meet the following criteria:

1. Eligible locations are under the discretion of the City Engineer, but may include the following:
 - a. Connecting two existing streets in the middle two-thirds of a block greater than 300 feet long;
 - b. Connecting a cul-de-sac to another street or cul-de-sac; or
 - c. Extending incomplete existing streets.
2. Design standards per MTMC § ~~19.32.090(B)~~.
3. Easement. A 16-foot-wide public access easement must be recorded on the property.

H. Improved Parking Courts. A development may receive bonuses (increased lot coverage, FAR, ~~and~~ height, ~~and as well as~~ setback reductions per Table 19.30.030) for providing improved parking courts. They may not count towards required open space. Improved parking courts must meet the following criteria:

1. Provide parking access for two or more units.
2. Design standards per MTMC § ~~19.32.090(C)~~.

I. Shared Driveways. A development may receive bonuses (increased lot coverage, FAR, ~~and~~ height, ~~and as well as~~ setback reductions per Table 19.30.030) for providing shared driveways. Shared driveways must ~~provide access to parking garages; or lots containing four or more stalls; or on abutting parent lots greater than 14,000 square feet. meet the following criteria:~~

- ~~1. Provide parking access to parking stalls or garages on abutting parent lots, or to four or more parking stalls or garages on parent lots greater than 14,000 square feet.~~

19.30.050. Accessory dwellings.

A. The intent of this section is to:

1. Broaden housing options within the City;
2. Provide homeowners with a means of accommodating extended families or obtaining rental income, companionship, security, or services through tenants in either the accessory dwelling unit or principal (i.e., primary) unit of the single-family dwelling; and
3. Retain the neighborhood character of surrounding single-family homes;
4. Provide lower-cost "attainable" housing by creating smaller units throughout the R district.

B. Accessory dwelling units are permitted on a lot, provided the following requirements are met:

1. Density. Two accessory dwelling units may be allowed on any lot ~~without counting toward maximum density calculations. They are not counted as dwelling units in the residential districts.~~
 - a. ~~Exception. The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in MTMC Title 16, Environment.~~
2. Size and Scale. The square footage of the accessory dwelling unit shall be a minimum of 200 square feet and a maximum of 1,000 square feet, excluding any garage areas. Adding attached or detached accessory dwelling units to a lot may increase the maximum total floor area on the site ~~by up to the following amounts, regardless of exceeding FAR lot coverage standards for the district.~~
 - a. ~~Adding one ADU: 1,000 square feet.~~
 - b. ~~Two ADUs: 2,000 square feet.~~
3. Location. Accessory dwelling units may be added to or included within the principal unit (therefore referred to as an ADU) or located in a detached structure (referred to as a DADU).
4. Height. Maximum height for ADUs is set forth in the Dimensional Requirements Table 19.30.030 which does not separately regulate accessory dwelling units differently than other units or buildings.

5. Setbacks. Minimum setbacks and building separation distances for ADUs are set forth in the Dimensional Requirements Table 19.30.030. No setback is required from any alley.
6. ~~Garage~~ Conversions. Conversion of an existing garage or other accessory structure into an accessory dwelling unit is permitted, even in cases where the garage existing structure does not conform to the current development standards, including setbacks.
7. Parking. Parking requirements are set forth in Chapter **19.125** MTMC, Off-Street Parking and Loading.
8. Utilities. Separate utilities are required for an accessory dwelling unit per MTMC § **15.05.330**.
9. Street Improvements. Street improvements are not required when building an accessory dwelling unit on a lot with an existing house.

10. Accessory dwelling units shall not be located within critical areas or their buffers, as designated in MTMC Title 16, Environment.

- C. Accessory dwelling units shall comply with all standards for health and safety as provided in Chapter **15.05** MTMC, as now or hereafter amended, and any other applicable chapters of this code, except as specifically granted otherwise.
- D. Permitting. An accessory dwelling unit shall not be permitted unless the property owner has applied for and been issued a building permit by the Department.
- E. Elimination of an accessory dwelling unit may be accomplished by the property owner recording with the Snohomish County Auditor's office a certificate identifying the property's address and that the accessory dwelling unit no longer exists on the property, and providing a copy of the certificate to the City.

~~19.30.060. RS-4800 district standards. Reserved~~
~~Reserved.~~

~~19.30.065. Transitional (RS-T) district. Reserved~~
~~Reserved.~~

~~19.30.070. Cottage housing. Reserved~~
~~Reserved.~~

19.30.075. Criteria for private recreation facilities – Conditional use permits.

- A. Hours of operation for outdoor activities shall not extend into nighttime hours when sounds can be declared a nuisance affecting public peace, referenced in Chapter **8.20** MTMC.
- B. Outdoor recreation facility lighting shall be turned off during nighttime hours, referenced in Chapter **8.20** MTMC.
- C. Light fixture height maximum shall be determined based on recreation use and addressed through the conditional use permit review process.
- D. All lights provided to illuminate parking areas, buildings, and outdoor facilities shall be shielded and arranged to direct light away from any adjoining properties in accordance with MTMC § **19.120.030**.
- E. Fences must comply with MTMC § **19.120.200**. The first 12 feet in height (ground up to 12 feet) of fencing shall be site obscuring. For example, chain-link fencing with slats, mesh, or solid wood fencing would be considered appropriate.
- F. Traffic impact analysis (TIA) is required each time a private recreation facility is proposed in a single-unit residential zone as part of the conditional use permit review.
- G. A minimum of one off-street loading/unloading space shall be provided, subject to MTMC § **19.125.080**.
- H. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking.
- I. All structures shall be set back 20 feet from property lines.
- J. Buildings associated with private recreation facility uses shall not exceed 35 feet in height as defined in Chapter **19.15** MTMC.
- K. The minimum lot area required to locate a private recreation facility is one and one-half acres. The maximum lot size to locate a private recreation facility is three acres.
- L. For private recreation facility uses, the maximum lot coverage by structures required is 45 percent of lot area.
- M. For private recreation facility uses, the maximum impervious surface allowed is 75 percent.

19.30.080. Residential design standards.

The development of all dwellings within the R districts shall comply with the residential design standards in Chapter 19.32 MTMC upon the effective date of the ordinance adopting this section. Such standards do not apply to dwellings legally established prior to June 30, 2025, except as provided by the nonconformance provisions of this title for building alterations and replacement.

19.30.090. Off-street parking and driveways.

Parking requirements are set forth in Chapter 19.125 MTMC, Off-Street Parking and Loading.

Driveway standards are set forth in the Engineering Design Manual (EDM).

19.30.100. Electric vehicle charging station level 2, home preparation.

Reserved.

19.30.110. Low impact development (LID).

Reserved.

19.30.120. Outdoor open space.

A. Outdoor open space must be provided consistent with the following:

1. Singles, Slots, Rows: 60 square feet of private open space per unit.
2. Stacks: none required.
3. Courts: 20 percent of the lot area as common open space.

B. Common and private open space must conform to the design standards in MTMC § **19.32.020(G)**.

19.30.130. Neighborhood commercial services.

A. "**Neighborhood commercial services**" shall mean "commercial services" as defined in MTMC § **19.15.040** excluding any facilities that provide services or products for motor vehicles in a manner that is more than incidental and, furthermore, excluding any facilities that provide drive-up or drive-through service.

B. Neighborhood commercial services in any single building shall not exceed a total of 5,000 square feet in area unless approved up to 10,000 square feet in area under a conditional use permit. A "single building" for this purpose shall include any buildings that are located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element.