RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA

Wednesday, May 5, 2021
Teleconference
N/A, Ridgefield, WA 98642

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

1. **Roll Call**
2. **Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Commission regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

III. CONSENT AGENDA

1. **Approval of Minutes from Wednesday, 4/7/21 Meeting**

IV. BUSINESS

1. **Housing Code Updates: Summary of Recent Changes - Claire Lust, Community Development Director**

V. STAFF REPORTS

VI. FROM THE COMMISSION

VII. ADJOURN

Planning Commission Agenda Packet is available at the following link:
http://ridgefieldwa.iqm2.com/Citizens/

CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
April 7, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL - 6:30 PM

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Present	
Stan Okinaka	Commissioner	Present	
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Judy Chipman	Commissioner	Excused	
Gary Rightenour	Commissioner	Excused	
Amanda Swenson	Commissioner	Present	

Commissioner Stan Okinaka moved, seconded by Paul Young, to excuse the commissioners absent from this evenings meeting. Ayes: All. Motion passed unanimously.

Late changes to the agenda - 6:31 PM

There were no late changes to the Agenda.

PUBLIC COMMENT - 6:31 PM

There was a citizen comment regarding the I-5 Connection Proposal that was distributed to the Commissioners however, due to difficulty with the Commissioners their new email addresses, the consensus of the Commissioners was to move this item for discussion at the next planning commission meeting.

CONSENT AGENDA - 6:33 PM

1. **Approval of Minutes from Wednesday, 3/3/21 Meeting**

Commissioner Amanda Swenson commented that her last name was misspelled within the minutes and should be corrected into the record. Commissioner Paul Young moved, seconded by Commissioner Jerry Bush to accept the minutes with the correct spelling of Commissioner Swenson. Ayes: Commissioners Bush, Young, Flynn and Swenson. Abstain: Commissioner Okinaka. Motion Passed.

BUSINESS

PUBLIC HEARING - 6:35 PM

1. Shoreline Master Program Update

Claire Lust, Community Development Director summarized this agenda item to the

Commissioners and audience stating that In 2019, the Community Development Department received $16,800 in grant funding from the Department of Ecology to conduct a periodic review of the City's Shoreline Master program to enact changes related to updated Department of Ecology definitions, adding Carty Lake to the shoreline designation map, revisions to maintain consistency with state laws, changes to nonconforming use and development provisions, and adopting the City's Critical Areas regulations by reference. The periodic review is required under the Shoreline Management Act. She further stated that this public hearing constitutes a joint City of Ridgefield/Department of Ecology hearing per WAC 173-26-104.

Ms. Lust then introduced Kim VanSwalenberg with Department of Ecology and Anne McNamara, Associate Planner, which will be presenting this evening.

Anne McNamara, Associate Planner, summarized the process and updates to the Shorelines Master Plan. She categorized the changes into six different categories i.e., Cost threshold, Definition of Terms, process updates, process updates, amendments to existing rules, changes to shorelines maps and provisions regarding critical areas.

Discussion occurred on Section 2.5.3 subsection 5.d which is extending the timeline to obtain a permit for a nonconforming damaged structure from 12 months to 24 months.

Public Hearing opened at 6:44 PM.
There was no public testimony given.
Public Hearing closed at 6:45 PM.

Commissioner Paul Young moved, seconded by Commissioner Stan Okinaka, to approve the Shoreline Master Plan updates as presented. Ayes: All. Motion passed unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Paul Young, Commissioner
SECONDER:	Stan Okinaka, Commissioner
AYES:	Bush, Okinaka, Young, Flynn, Swenson
EXCUSED:	Chipman, Rightenour

STAFF REPORTS - 6:47 PM

Claire Lust, Community Development Director updated the Commission on the high volume of development activity and building permits. She also summarized the current activity of new businesses and pre-applications received.

FROM THE COMMISSION - 6:50 PM

Commissioner Stan Okinaka updated the Commission on Ridgefield Main Street Program, stating they met the goal of raising over $90,000 through the tax incentive program. He further advised of the upcoming activities sponsored by Ridgefield Main Street.

Chairperson Patrick Flynn stated he is pleased to know that there is lots of activity going on. He further expressed his appreciation to Anne McNamara, Associate Planner and the presenters of this evenings meeting.

Discussion occurred if the July 4th celebration will look like this year.

ADJOURN - 6:55 PM

Meeting Adjourned at 6:55 PM.

_____ _____

Dorothy Harrington Patrick Flynn

CITY OF RIDGEFIELD
PLANNING COMMISSION

MEETING DATE: May 05, 2021

ITEM:

AGENDA ITEM TITLE: Housing Code Updates: Summary of Recent Changes

SUMMARY/BACKGROUND:

In 2020 and 2021, Community Development staff have worked with MAKERS architecture and urban design to draft housing code updates. The core purpose is to update the development standards for duplexes and triplexes and to improve review processes for missing middle housing in order to meet the Department of Commerce grant requirements under HB 1923: Increasing urban residential building capacity. The code updates also address development standards for single-family detached housing, overall subdivision design, and open space/trails.

On March 3, 2021, Planning Commission held a public hearing and forwarded a recommendation of approval of the Housing Code Updates to City Council. On March 25, 2021, Council held a public hearing on the proposed updates. Based on feedback received during the public hearing and from Council in their discussion, staff and the project consultant have made a number of changes to the proposed code. The attached housing code updates document includes those sections that have been revised, removed, or adding since the Planning Commission and City Council hearings.

The purpose of this presentation is to keep Planning Commission informed on the progress of the project. The 2nd reading before City Council is scheduled for May 27, 2021.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (PDF)

Amendments to the Ridgefield Municipal Code

Housing Code Update

DRAFT April 28, 2021 – Abbreviated – Only with changes since March 25, 2021 City Council meeting

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

About This Draft

MAKERS has collaborated with Ridgefield planning staff in crafting these housing-related code updates based on:

- A comprehensive audit of the current code examining consistency with the comprehensive plan and comparison with best housing code practices in Washington State
- Input received from numerous stakeholder interviews
- Input received from the November 17, 2020 open house
- Input received from an online survey associated with preliminary code update concepts
- Input received from the Planning Commission at the March 3, 2021 meeting
- Input received from the City Council and the public at the March 25, 2021 meeting
- Written public comments on the first code draft

Tracking Proposed Changes

This document tracks proposed changes to current code in the following ways:

- We've tracked changes to current code sections with additions and ~~deletions~~ shown as such.
- Changes initiated by the project team since the March 25, 2021 City Council meeting are highlighted in yellow. Changes as a result of public comments are highlighted in green.
- For those code sections that are entirely new, the code section indicates "[NEW]" after the section name. Thus, for those sections, we don't show the text in track changes format.
- Where there's a code section number in brackets after the code name, it means that an existing code section is proposed to be moved – and any suggested changes to the text in that section are shown in track changes.
- Generally, we've only included those sections and subsections where changes are proposed.

Notes in these colored text boxes are clarifying notes to reviewers explaining the subject code changes.

Table of Contents

About This Draft 1
Tracking Proposed Changes 1
Chapter 18.100 - DEFINITIONS 3
18.100.010 - "A" definitions. 3
Chapter 18.206 – RESIDENTIAL USE STANDARDS [NEW] 4
18.206.010 – Purpose. 4
18.206.020 – Single-family design standards. [Relocated from 18.210.030] 4
18.206.040 – Cottage housing. [NEW - Replaces 18.210.150] 15
18.206.050 – Duplex and triplex. [NEW - Replaces 18.210.150] 16
18.206.060 – Townhouse. [NEW + Updated from 18.220.140] 19
Chapter 18.210 - RESIDENTIAL LOW DENSITY DISTRICTS (RLD-4, RLD-6, RLD-8) 21
18.210.040 - Setbacks—Exceptions. 21
18.210.090 - Off-street parking. 23
Chapter 18.220 - RESIDENTIAL MEDIUM DENSITY DISTRICT (RMD-16) 24
18.220.040 - Setbacks—Exceptions. 24
18.220.100 - Off-street parking. 25
Chapter 18.235 - MIXED-USE DISTRICTS (CMU, WMU, WLS, LRVP) 26
18.235.060 - Special provisions for the Ridgefield Mixed-Use Overlay (RMUO). 26
Chapter 18.401 - PLANNED UNIT DEVELOPMENTS 28
18.401.065 - Trails. [NEW] 28
18.401.070 – Zero lot line standards. [NEW] 31
18.401.075 – Alternative parking configurations. [NEW] 32
18.401.080 - General conditions. 34
18.401.090 - Site plan requirements. 39
18.401.100 - Limits on modifying standards. 41
Chapter 18.720 – OFF-STREET PARKING AND LOADING 42
18.720.020 - General provisions. 42
18.720.030 - Number of spaces required. 42

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Chapter 18.100 - DEFINITIONS

18.100.010 - "A" definitions.

Accessory structure. A structure that is incidental and subordinate to the principal building located on the same lot. Accessory structures are not designed for human habitation and are not synonymous with accessory dwelling units (ADU) which are governed by RDC 18.206.030 ~~18.205.030.A~~. Accessory structures include, but are not limited to, garages, fences, mechanical structures, garden structures, decks, stairways, tennis courts, swimming pools, greenhouses, storage buildings. In addition to the development standards set forth in RDC 18.210.120 and RDC 18.220.130, accessory structures may not exceed twenty-four feet in height. In addition to the building permit requirements, any accessory structures greater than one hundred twenty square feet in low-density residential districts shall be visually compatible with the principal building.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Chapter 18.206 – RESIDENTIAL USE STANDARDS

[NEW]

18.206.010 – Purpose.

To provide standards for the development and design of residential uses.

18.206.020 – ~~Neighborhood~~ Single-family design standards.

[Relocated from 18.210.030]

While the current "neighborhood design standards" have historically applied to both single-family detached and attached products (a.k.a townhouses, duplexes), they were written largely with single-family detached in mind. We recommend making that a formal distinction, and creating a separate set of design standards for the other housing products (listed later in this chapter). Some key elements here are being copied to the other housing types, such as the required front porch, required covered open space, and key architectural details, to ensure residential development is well-integrated in mixed neighborhoods.

A. Purpose. The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.

B. Applicability. The standards of this section apply ~~only~~ to new single-family development in the RLD zones and the RMD-16 zone. ~~low density residential developments with five or more lots vested after the effective date of this ordinance.~~

C. Small Single Family Dwelling Incentives.

This is a proposed new standard to encourage/facilitate missing middle housing types – in this case, including small single family homes, in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Question 2 – Incentivize a mix of housing types in large subdivisions.

Live workshop: 4.0
Online survey: 2.3

Question 3 – Both require and incentivize a mix of housing types in large subdivisions.

Live workshop: 3.3
Online survey: 2.4

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. In developments in RLD zones, single family dwellings with less than 1,600 square feet of floor area (excluding garages with up to 500 square feet) may be counted as one-half a dwelling unit for the purpose of calculating density. Once the cap is reached, such units are counted as one unit.

   This bonus is available for a limited percentage of each development's total dwelling units as follows. Once the percentage cap is reached, such dwelling units are counted as one full dwelling unit.

   i. RLD-4: Up to ten percent of qualifying small single family dwelling units qualify.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

For example, a subdivision on a net ten-acre parcel has a default maximum capacity of 40 units. If four of the units are small single family dwellings, the calculated density limit is 38 units, allowing two extra units of any size (for an actual total of 42 units).

ii. RLD-6: Up to 15 percent of such units qualify.

iii. RLD-8: Up to 20 percent of such units qualify.

2. Where such small single family dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.

3. For plat recording requirements, see RDC 18.210.025.F.3.

D. Every home shall contain the following features:

1. All wall openings, regardless of visibility from a public right-of-way, shall have:

i. Contrasting trim (minimum three inches wide);

ii. Recess (windows) at least one and one-half-inches from the façade; or

iii. Other design treatments that add depth, richness, and visual interest to the façade.

~~and wWhere no wall openings exist on a façade, contrasting materials must be incorporated;~~

2. Roof overhang (minimum six inches);

3. Porch or other covered entry at least three feet deep for the primary entrance~~; and~~.

4. A front door visible from the street (applies only to front-loaded lots less than 50 feet wide).

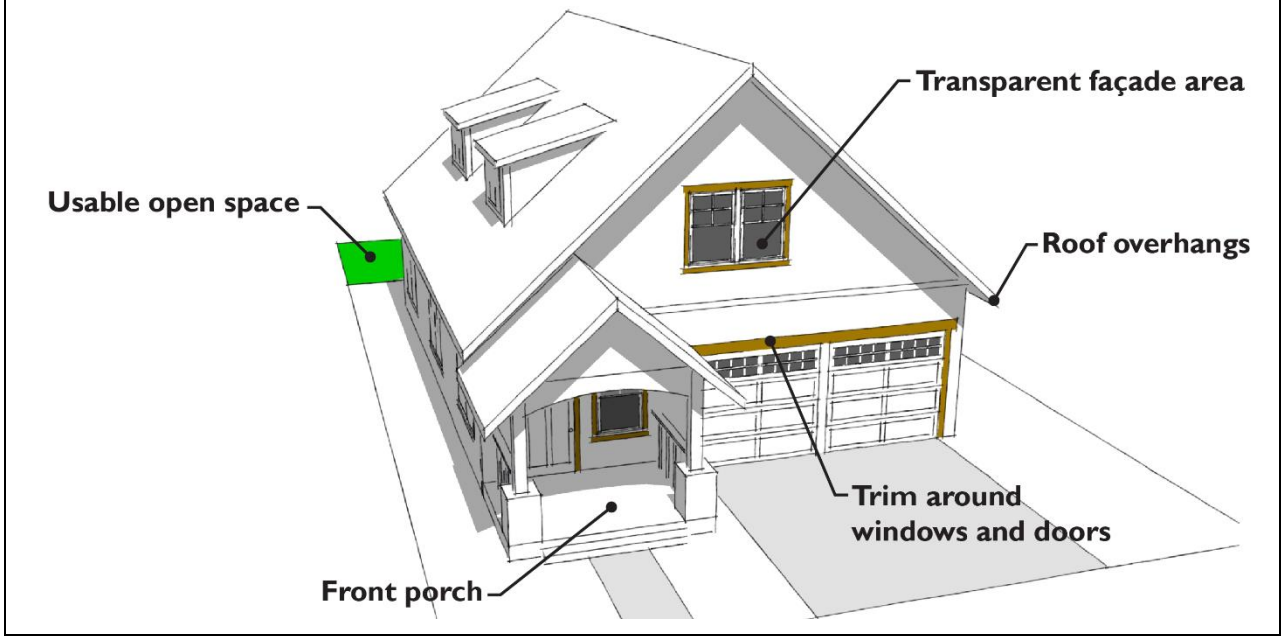
4. Minimum useable open space [see standards in subsection (E) below].~~one hundred-square-foot covered outdoor area located on any façade other than the front façade.~~

~~5. Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.~~

5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.206.020-D
Example of required design features.



E. Architectural design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application:

Similar to RDC 18.220.065.B.3 for townhouses, staff have found this single-family façade variety standard nearly impossible to enforce. It is being supplemented by a new standard for façade setback variety.

~~1. Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.~~

The cross-reference below to RDC 18.210.120.A.1.b was a roundabout way of requiring attached garages (which are very common for single-family anyway) to either be setback by four feet from the front façade or provide enhanced design elements in the RLD zones only. We suggest addressing this issue directly to ease navigation for code users.

1. Front façade features. Every front façade shall contain a minimum of three elements from the lists ~~below to include~~ , including ~~a minimum of~~ at least one element from the structural elements list and at least one element from the decorative elements list. ~~In order for a dwelling to meet the enhanced architectural design requirement in RDC 18.210.120.A.1.b, the front façade shall contain a minimum of six elements from the lists below to include a minimum of two elements from the structural elements list and at least two elements from the decorative elements list.~~

   a. Structural elements.

      i. Covered porch area with a minimum of 15 square feet.

      ii. Dormers.

      iii. Gables.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

iv. Hipped, gable, gambrel, mansard or similar pitched roof.

v. Bay windows.

vi. 12-inch offset from one exterior wall to another.

vii. Balconies.

viii. Roofline offset of at least two feet from the top surface of one roof to the other.

ix. Vertical breaks/horizontal walls.

x. Recessed building entry at least two feet deep by four feet wide.

xi. Other structural element that adds comparable visual interest to the features above, as approved by the community development director.

b. Decorative elements.

i. Decorative garage doors.

ii. Pillars/posts.

iii. Decorative eave or barge boards with two material variations.

iv. Decorative shingles or varied siding in gables.

v. Decorative siding (shingles, shake, batten board, wainscoting, or similar).

vi. Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area.

vii. Variable siding; the use of two or more types of siding.

viii. Fiber-cement horizontal lap siding between three and seven inches wide.

ix. Shed roof above window(s).

x. Belly Band cladding.

xi. Functional shutters or louvers.

xii. Corner boards/posts.

xiii. Knee or eave braces.

xiv. Enlarged trim on garage door headers at least six inches wide.

xv. Other architectural elements, other than color, glass or lighting, approved by the community development director.

~~The community development director may authorize another feature in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.~~

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.206.020-E.1
Example of front façade features.

A. Covered porch, dormer, pitched roof, pillars/posts, stone accents, variable siding, belly band cladding, knee/eave braces.

B. Covered porch, pitched roof, exterior wall offsets, roofline offsets, pillars/posts, variable siding, and "other" decorative elements being window trim keystones and extruding joists.

C. Covered porch, pitched roof, pillars/posts, variable siding, decorative windows/trim, and knee/eave braces.

D. Pitched roof, covered porch, exterior wall offsets, variable siding, and decorative window treatments.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

These garage design standards are relocated from 18.210.120.A.1.b-d, and reordered for logical flow. Changes are tracked from there.

2. Garage design and integration. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following features listed below. For lots less than 50 feet wide and featuring driveways wider than 12 feet wide and/or two-car garages facing the street, see the garage design and integration standards in subsection (E)(3) of this section.

   a. Set back the garage or carport from the front building facade or front face of a ~~, including~~ covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of 50 percent of the street-facing building facade that is not devoted to the garage, and must be at least ~~four~~ six feet wide.

   b. Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection (E)(1) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Figure 18.206.020-E.2
Garage design integration examples.

Left: Garage set back from the front covered porch at least four feet. Right: Garage set back less than four feet, and the front façade includes enhanced architectural details including a covered porch, variable siding, pillars/posts, balcony, and other details.

~~b. For single-family attached dwellings, detached garages and all carports shall not protrude beyond the front building façade.~~

~~b. Garage doors may be located forward of the front face of the residential structure and be located in up to 50 percent of the front yard setback if placed so their entrance doors are perpendicular to the right-of-way; and provided that they have windows, man-doors, or other architectural treatments covering at least 30 percent of the wall facing the street.~~

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Similar to the façade variety requirements, this is a burdensome requirement that is recommended to be removed. The additional and revised design standards for other housing types like townhomes, duplexes, and cottages proposed in this Chapter 18.206 are being implemented to help promote visual and functional compatibility of neighborhoods with a mixture of housing types, including issues of driveways, open space, façade design, etc.

~~3. Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.~~

Adjustments below are based on public comments at the March 25 City Council meeting along with related written comments. These provisions seek to allow flexibility for wider driveways and garages provided associated streetscape and safety impacts can be mitigated.

3. Garage design and integration for lots less than 50 feet wide and featuring driveways wider than 12 feet wide and/or two-car garages facing the street. Standards:

a. The home must feature at least one of the following massing elements:

i. Upper floor living space and/or covered deck that projects at least 18 inches in front of ground level street façade surrounding the garage. The projecting living space and/or covered deck area must occupy a space at least 75 percent of the width of the garage door.

ii. An upper floor living space that is recessed from the ground level street façade surrounding the garage by at least 18 inches. A roofline must separate the first floor from the façade of the second floor. The second floor roofline must be modulated (one continuous roofline is not allowed).

iii. Other massing designs that effectively deemphasize the garage doors and add visual interest to the streetscape.

See Figure 18.206.020-E.3 for acceptable and unacceptable examples of both subsections (i) and (ii).

b. The home must also comply with at least one of the following design/detail options:

i. Minimum front façade window transparency. At least 12 percent. This applies to all vertical surfaces of the street façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

ii. Provide enhanced architectural details on the street façade, using minimum of eight elements from elements lists under subsection (E)(1) of this section, including at least three elements from the structural elements list and at least three elements from the decorative elements list.

c. Any balconies over the driveway should have structural design, materials, and color that is well-integrated into the composition of the façade.

d. The front door must be located on the street façade elevation. Front doors that are tucked behind the garage door do not meet this requirement. For clarification, the homes in images C and D in Figure 18.206.020-E.3 meet this requirement, while the homes in images E and F do not meet this requirement.

e. Garage doors are encouraged to be colored consistent with the body of the house. Transparent and semi-transparent garage doors are an exception.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.206.020-E.3
Garage design integration examples on narrow lots.

A. Acceptable. Covered deck projects over garage/driveway. The prominent entry, mix of materials, detailing, and roofline modulation also help emphasize the living areas over the garage.

B. Acceptable. Living areas project over the garage/driveway. The mix of materials, detailing, and roofline modulation also help.

C and D. Acceptable. Upper floor living area is recessed behind garage wall and separated by rooflines in both examples. While the front doors are set back from the street, they are facing the street and visible from the street. The mix of materials, detailing, and roofline modulation also help. Images courtesy of urbannw.com.

E. NOT acceptable. The front door is tucked behind the garage and largely not visible from the street. While the recessed second floor, rooflines, material changes and detailing help, the garage takes up the entire ground level of the street façade. Also, the façade transparency does not meet the minimum 12 percent threshold.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.206.020-E.3
Garage design integration examples on narrow lots.

E. NOT acceptable. These homes feature flat street facades with the garage door dominating the ground level elevation. While the balcony helps, it's not covered and appears tacked-on to the façade. Also, the front doors are not visible from the street.

4. Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the ~~public~~ street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the ~~public sidewalks~~street.

F. Minimum Useable Open Space.

This open space revision was discussed at the November 17 workshop and post-event online survey (question #10). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.1
Online survey: 4.0

See the workshop report for more details on survey results.

1. Every home shall provide a minimum 100-square feet covered outdoor area at the side or rear of the dwelling.
2. Every lot shall provide a useable open space equivalent to at least 10 percent of the lot area, with a minimum dimension of 15 feet on all sides of the useable open space. For example, a 4,000-square-feet lot would require a contiguous open space of at least 400 square feet. Porches, patios, and the covered outdoor area required above may be used to fulfill this requirement provided they are part of an open space that meets the minimum dimension requirement.
3. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent. Vegetative matter which functions as a fence has no height limit.
4. Driveways shall not count in the calculations for usable open space.
5. Additions must not create or increase any nonconformity with this standard.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.206.020-F.1
Examples of how to integrate minimum useable open space on small lots.

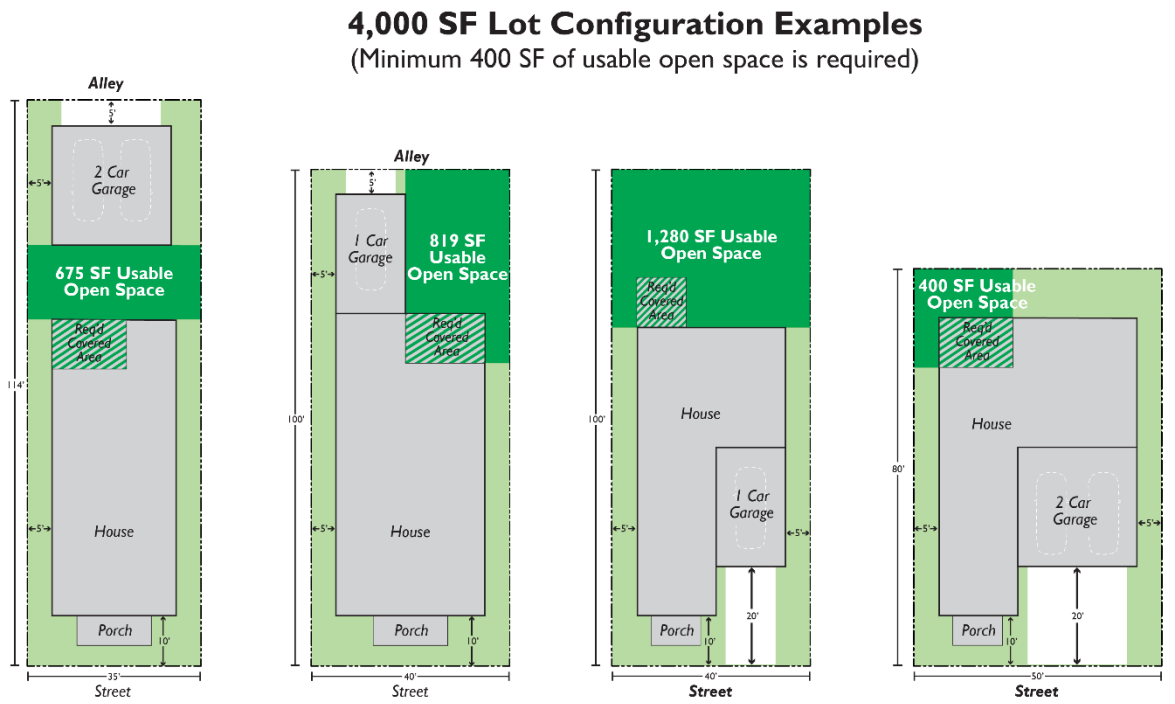


Figure 18.206.020-E.2
Good and bad examples of useable open spaces.

Left: Alley loaded lot that uses a zero-lot line configuration that allows for a wider/consolidated side yard (at least 15 feet wide) where the adjacent home excludes windows on the facing wall. Right: Open space that is both too narrow and awkwardly located to be useable.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

G. Driveway standards. The following standards apply to driveways on lots less than 50 feet wide with vehicular access from the street.

1. Driveways are limited to 12 feet in width, except as provided in subsection (2) below.

2. Driveways may be up to 20 feet in width when on-street parking is prohibited on the near side of the street and the subject homes comply with the design provisions of subsection (F)(3) of this section.

H. Tree Standards. Trees shall be integrated on new lots at the time of occupancy as provided below.

1. Lots less than 7,000 square feet in area: Minimum three trees.

2. Lots 7,000 square feet in area or greater: Minimum four trees.

3. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.

4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

Figure 18.206.020-G
Examples of integrating existing trees into a new subdivision.

Left: Google Earth aerial view shows a number of large trees that were integrated into this subdivision (High Point, Seattle). Right: Google Streetview showing one of those large trees, where the lot pattern was shifted to accommodate the tree.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

18.206.040 – Cottage housing. [NEW - Replaces 18.210.150]

B. Standards.

The minimum transparency for cottages was increased from 8 to 10-percent in order to be consistent with the base single family standards set forth in 18.206.020 above.

9. Facade transparency. Transparent windows and/or doors are required on at least ten percent of facades featuring the primary entrance and facing streets and common open spaces. For corner lots, this standard is only applied to the elevation containing the primary entrance.

13. Access and parking.

    a. See the Ridgefield Engineering Standards for driveway and access requirements.

    b. Off-street parking standards, including guest parking provisions, are set forth in RDC Chapter 18.720.

    c. Parking areas must be located to the side or rear of cottage clusters. Parking must not be located between the street and cottages nor between cottages and common open space.

    d. Parking and access lanes must be screened from adjacent residential uses by landscaping or architectural screens. For parking areas and access abutting residential uses, at least five feet of Type L1, L2, or L3 landscaping (see RDC 18.725.030) must be provided between the parking area and the abutting residential use.

15. Tree standards. Trees shall be integrated into cottage developments at the time of occupancy as provided below.

    a. A minimum of two deciduous and one and one-half (1.5) evergreen trees are required per cottage.

    b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, within private open space adjacent to cottages, and/or within common areas.

    c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.

    d. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

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18.206.050 – Duplex and triplex. [NEW - Replaces 18.210.150]

B. Duplex and Triplex Density Calculations and Incentives. RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.

This is a proposed new standard to encourage/facilitate duplexes and triplexes in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Question 2 – Incentivize a mix of housing types in large subdivisions.

Live workshop: 4.0
Online survey: 2.3

Question 3 – Both require and incentivize a mix of housing types in large subdivisions.

Live workshop: 3.3
Online survey: 2.4

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. On all corner lots, duplex units may be counted as one-half a dwelling unit for the purpose of calculating density. This incentive may not be combined with subsection (2).
2. In subdivision developments in RLD zones, each duplex or triplex unit less than 1,400 square feet in gross floor area and not on a corner lot may be counted as one-half a dwelling unit for the purpose of calculating density. This bonus is available for a limited number of units as follows. Once the cap is reached, additional duplex and triplex units are counted as one unit.
    a. RLD-4 zone: Up to 12 percent of dwelling units may be duplex units using the density bonus, and up to 8 percent of the units may be triplex units using the density bonus.
    b. RLD-6 zone: Up to 18 percent of dwelling units may be duplex units using the density bonus, and up to 12 percent of units may be triplex units using the density bonus.
    c. RLD-8 zone: Up to 25 percent of dwelling units may be duplex units using the density bonus, and up to 25 percent of units may be triplex units using the density bonus.
    d. Where duplex or triplex dwellings are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
3. For plat recording requirements, see RDC 18.210.025.F.3.

C. Required Design Features.

We've suggested that these items be largely the same as for single family homes.

1. All wall openings, regardless of visibility from a public right-of-way, shall have:
    i. Contrasting trim (minimum three inches wide);
    ii. Recess (windows) at least one and one-half-inches from the façade; or
    iii. Other design treatments that add depth, richness, and visual interest to the façade.
2. Roof overhang (minimum six inches) or other design feature with comparable visual impact that adds depth and richness to the home design.
3. Covered entry at least three feet deep for the primary entrances.
4. Minimum useable open space [see standards in subsection (E) below].

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5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

G. Open Space Standards.

The below duplex/triplex open space concept was discussed at the November 17 workshop and post-event online survey (question #8). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.3
Online survey: 3.8

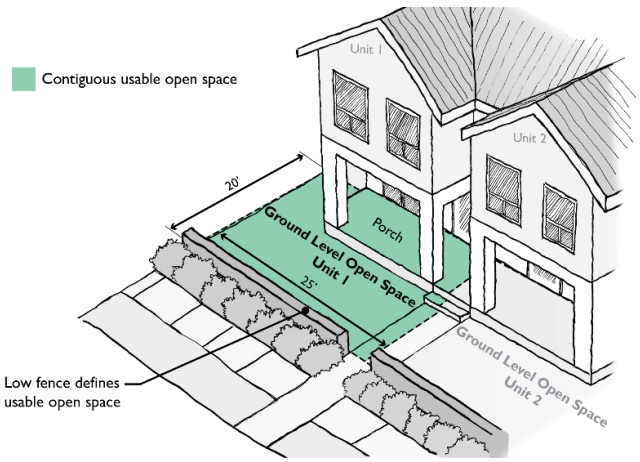
See the workshop report for more details on survey results.

1. All new duplex and triplex developments shall provide usable open space with a collective size equal to 10 percent of the lot area. For example, an 8,000-square-feet lot would require at least 800 square feet of usable open space. Usable open space may be a single large space or separate spaces.
2. All useable open space shall a minimum dimension of 15 feet on all sides.
3. Where the usable open space is located within a front yard setback, the open space must be defined with a fence, hedge, or wall between 18 and 36 inches tall (meeting the standards of RDC Chapter 18.740). See Figure 18.206.050-G for an example.
4. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least 50 percent transparent. Vegetative matter which functions as a fence has no height limit.

Subsection (iv) is adapted from the current standards for cottages.

5. Unenclosed decks, porches, patios, and entries may be used as a part of the usable open space, provided they are a part of a space that meets the standards herein.
6. Driveways shall not count in the calculations for usable open space.
7. Additions shall not create or increase any nonconformity with this standard.

Figure 18.206.050-G
Duplex front yard open space example.



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H. Tree Standards. Trees shall be integrated on new lots at the time of occupancy as provided below.

1. Lots less than 7,000 square feet in area:
   a. Minimum two deciduous trees.
   b. Minimum one evergreen tree.
2. Lots 7,000 square feet in area or greater:
   a. Minimum two deciduous.
   b. Minimum two evergreen trees.
3. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.
4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

Figure 18.206.050-H
Example of integrating tree preservation into a duplex/triplex housing development.

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18.206.060 – Townhouse. [NEW + Updated from 18.220.140]

B. Townhouse Density Calculations and Incentives in the RLD-6-8 Zones.

New provision to encourage missing middle housing types in subdivisions. It was discussed at the November 17 workshop and post-event online survey (question #2 and 3). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Question 2 – Incentivize a mix of housing types in large subdivisions.

Live workshop: 4.0
Online survey: 2.3

Question 3 – Both require and incentivize a mix of housing types in large subdivisions.

Live workshop: 3.3
Online survey: 2.4

See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

1. In subdivision developments in RLD-6 and RLD-8 zones, each townhouse unit less than 1,400 square feet in gross floor area may be counted as one-half a dwelling unit for the purpose of calculating density. This bonus is available for a limited number of units as follows. Once the cap is reached, additional townhouse units are counted as one unit.
   a. RLD-6 zone: Up to 15 percent of dwelling units may be townhouse units using the density bonus.
   b. RLD-8 zone: Up to 25 percent of dwelling units may be townhouse units using the density bonus.
2. Where townhouses are integrated with other housing types qualifying for density bonuses, RDC 18.210.025.F.2 sets forth the cumulative limitations to the percentage of qualifying bonus dwelling units in a development.
3. For plat recording requirements, see RDC 18.210.025.F.3.

D. Required Design Features:

We've suggested that these items be largely the same as for single family homes.

1. All wall openings, regardless of visibility from a public right-of-way, shall have:
   i. Contrasting trim (minimum three inches wide);
   ii. Recess (windows) at least one and one-half-inches from the façade; or
   iii. Other design treatments that add depth, richness, and visual interest to the façade;

   Where no wall openings exist on a façade, contrasting materials must be incorporated.
2. Roof overhang (minimum six inches) or other design feature with comparable visual impact that adds depth and richness to the home design.
3. Covered entry at least three feet deep for the primary entrances [see related standards in subsection (E)(3) of this section].
4. Minimum useable open space [see standards in subsection (E) below].
5. Minimum front façade window transparency: At least 10 percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to 50 percent of the minimum transparency requirement.

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H. Tree standards. Trees shall be integrated into townhouse developments at the time of occupancy at the rate one tree per townhouse unit.

a. Trees may be either evergreen or deciduous.

b. Required trees shall be distributed around the site in front, side, and rear yards, adjacent to parking areas, and/or within private open space adjacent to townhouses.

c. Where one or more existing native trees (as set forth in RDC 18.830.050) are preserved and integrated into the design of the development, the community development director will allow for credits of up to four required trees for each preserved tree depending on the size, health, and maturity of the tree.

d. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance standards.

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Chapter 18.210 - RESIDENTIAL LOW DENSITY DISTRICTS (RLD-4, RLD-6, RLD-8)

~~18.210.045~~18.210.040 - Setbacks—Exceptions.

A. Reserved.

B. Setbacks from Regional Utility Corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.

2. In other types of land development permits, easements shall be used to delineate such corridors.

3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

C. Projections into Setback.

1. The following projections may extend into yard setbacks:

a. Gutters;

b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens);

c. On-site drainage systems;

d. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, that are greater than seven feet, provided such projections are:

i. Limited to two per facade;

ii. Not wider than 10 feet;

iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or

iv. Not more than 30 inches into a front and rear yard setback.

e. Eaves shall not project more than:

i. 18 inches into a required side yard setback; and

ii. 36 inches into a front yard and/or rear yard setback.

f. Uncovered porches and decks not exceeding 18 inches above the finished grade may project up to five feet into the rear ~~and front~~ yard setbacks in the RLD-4 and RLD-6 zone. For PUD subdivisions, refer to the setback modulation requirements in RDC 18.401.090.J.

g. ~~C~~Building stairs less than three feet and six inches in height, entrances, and c~~C~~overed but unenclosed porches ~~that are at least sixty square feet in footprint area~~ may project up to ~~five~~ three feet into the front yard.

h. Building stairs associated with entrances and porches less than three feet and six inches in height are allowed to project into the front yard setback.

i Arbors are allowed in a yard setback if:

i. Their footprint is less than 40 square feet, including eaves,

ii. They are eight feet or shorter from finished grade, and

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.

j. Fences are allowed in a yard setback if they meet the requirements of RDC 18.740. Fences may not be placed in the public right-of-way.

k. Retaining walls are allowed in a yard setback.

2. No projections are allowed into a regional utility corridor.

3. No projections are allowed into an access easement.

D. The front yard setback requirements are specified in Section ~~18.210.040~~18.210.025, except as provided for below.

1. The front yard setback may be reduced to the average front setback of the two adjacent lots; provided the applicant documents and demonstrates that the average setback of adjacent houses is less than fifteen feet. However, the minimum setback is 10 feet. If the subject lot is a corner lot, the setback may be reduced to the average setback of the lot abutting the proposed house on the same street and the fifteen feet required setback. This provision shall not be construed as requiring a greater front yard setback than fifteen feet. Additionally, for corner lots the front yard setback along the longer side of the lot may be reduced to seven feet as long as this setback does not interfere with the site-triangle of the intersection.

This subsection is intended to facilitate the option for new alley-loaded lots in subdivisions, and allows the front yard to be reduced in favor of a larger rear yard.

E. Alley-loaded lots. If the rear faces on an alley and automobile access is taken exclusively from the alley, the following exceptions apply:

1. Minimum rear yard setback: zero feet.

2. Minimum front yard setback: five feet. When the ground level of a dwelling unit is closer than 10 feet from the front property line, the ground level shall be elevated a minimum of 30 inches above the average grade of the adjacent sidewalk.

3. Lots intended for these reduced setbacks shall be noted on the plat.

4. See related standards in RDC 18.210.090.C.

~~If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.~~

F. Setbacks for flag lots shall be determined by the orientation of the house. The front setback shall be met for the side of the lot towards which the main entrance of the house is oriented, and rear and side yard setbacks shall be established in relationship to the front. All setbacks shall be measured from the property lines for the flag portion of the lot, and not from the pole portion of the lot. If the garage door is oriented towards the pole portion of the lot, it shall be set back eighteen feet from the property line of the flag portion of the lot to comply with RDC 18.210.090.B to allow sufficient driveway length to prevent parking in the pole portion of the lot.

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18.210.090 - Off-street parking.

A. Off-street parking shall comply with this chapter and Chapter 18.720.

B. For individual garage or carport units facing a street, at least ~~eighteen~~ 20 linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk, measured along the centerline of the driveway. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

C. For individual garage or carport units facing an alley, driveways shall not be any linear length between five feet and 20 feet from the garage or carport entrance to the edge of the alley; measured along the centerline of the driveway. The intent of this standard is to prevent parked cars from protruding into alleys. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

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Chapter 18.220 - RESIDENTIAL MEDIUM DENSITY DISTRICT (RMD-16)

~~18.220.045~~18.220.040 - Setbacks—Exceptions.

A. Setbacks from Regional Utility Corridors.

1. In subdivisions and short subdivisions, areas used as regional utility corridors shall be contained in separate tracts.
2. In other types of land development permits, easements shall be used to delineate such corridors.
3. All buildings and structures shall maintain a minimum distance of five feet from property or easement lines delineating the boundary of regional utility corridors, except for utility structures necessary to the operation of the utility corridor.

B. Projections into Setback.

1. The only projections that may extend into a five-feet yard setback are:
   a. Gutters;
   b. Fixtures with a footprint not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
   c. On-site drainage systems.
   d. Fire place structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into the front setback provided such projections are:
      i. Limited to two per facade;
      ii. Not wider than 10 feet;
      iii. Not more than 24 inches into a side yard setback which is greater than seven feet; or
      iv. Not more than 30 inches into a front and rear yard setback.
   e. Eaves shall not project more than:
      i. 18 inches into a required side yard setback; and
      ii. 36 inches into a front yard and/or rear yard setback.
   f. ~~Building stairs less than three feet and six inches in height, entrances, and c~~Covered but unenclosed porches ~~that are at least 60 square feet in footprint area~~ may project up to ~~five~~ three feet into the front yard.
   g. Building stairs associated with entrances and porches less than three feet and six inches in height are allowed to project into the front yard setback.
   h. Arbors are allowed in a yard setback if:
      i. Their footprint is less than 40 square feet, including eaves,
      ii. They are eight feet or shorter from finished grade, and
      iii. Both sides and roof are at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.
   i. Fences are allowed in a yard setback if they meet the requirements of RDC 18.740. Fences may not be placed in the public right-of-way.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

i. Retaining walls are allowed in a yard setback.

2. No projections are allowed into a regional utility corridor.

3. No projections are allowed into an access easement.

This new subsection is intended to facilitate the option for new alley-loaded lots in subdivisions, and allows the front yard to be reduced in favor of a larger rear yard.

C. Alley-loaded lots. If the rear faces on an alley and automobile access is taken exclusively from the alley, the following exceptions apply:

1. Minimum rear yard setback: zero feet.

2. Minimum front yard setback: five feet. When the ground level of a dwelling unit is closer than 10 feet from the front property line, the ground level shall be elevated a minimum of 30 inches above the average grade of the adjacent sidewalk.

3. Lots intended for these reduced setbacks shall be noted on the plat.

4. See related standards in RDC 18.220.100.C.

~~If the rear yard faces on an alley, the rear yard may be reduced to zero feet, provided automobile access is taken exclusively from the alley.~~

D. Setbacks for flag lots shall be determined by the orientation of the residential structure. The front setback shall be met for the side of the lot towards which the main entrance of the structure is oriented, and rear and side yard setbacks shall be established in relationship to the front. All setbacks shall be measured from the property lines for the flag portion of the lot, and not from the pole portion of the lot. If the garage door is oriented towards the pole portion of the lot, it shall be set back eighteen feet from the property line of the flag portion of the lot to comply with RDC 18.210.090.B to allow sufficient driveway length to prevent parking in the pole portion of the lot.

(E) below is moved from dimensional table footnote #1.

E. Underground parking may extend into any required minimum yard setbacks, provided it is landscaped at the ground level.

18.220.100 - Off-street parking.

A. Off-street parking shall be provided as required in RDC 18.720, in addition to the provisions of this section.

B. For individual garage or carport units facing a street, at least ~~eighteen~~ 20 linear feet of driveway shall be provided between any garage or carport entrance and the property line abutting the street, measured along the centerline of the driveway. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

C. For individual garage or carport units facing an alley, driveways shall not be any linear length between five feet and 20 feet from the garage or carport entrance to the edge of the alley; measured along the centerline of the driveway. The intent of this standard is to prevent parked cars from protruding into alleys. This standard shall not be modified through the adjustment or variance process per RDC 18.350 or the PUD process per RDC 18.401.

~~C~~D. Parking lots shall be located behind or to the side of buildings. ~~Parking between the street property line and the building shall be allowed only when consistent with RDC 18.720.020.C.~~

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Chapter 18.235 - MIXED-USE DISTRICTS (CMU, WMU, WLS, LRVP)

18.235.060 - Special provisions for the Ridgefield Mixed-Use Overlay (RMUO).

H. Site Design Standards.

1. Development under the RMUO shall comply with the site design standards in RDC 18.230.050 for commercial districts, with the following exceptions:

   a. In lieu of compliance with RDC 18.230.050.F, open spaces shall be developed consistent with RDC 18.235.060.J.

   b. All references to fence regulations in RDC 18.230.100 listed in RDC 18.230.050.G shall instead reference the fence regulations in RDC 18.235.060.P.

   c. Drive through uses permitted as part of an RMUO development shall not be visible from a public street exterior to the overall site.

2. Development under the RMUO may utilize the zero lot line provisions of RDC 18.401.070.

N. Off-Street Parking and Loading. All off-street parking and loading shall comply with the standards of RDC 18.720, with the following exceptions:

1. Parking requirements for the RMUO site shall be calculated separately for the proposed uses under RDC 18.720.030 but the applicant is encouraged to develop a plan for joint use of facilities under RDC 18.720.020.B. to reduce the total amount of parking needed. The planning director shall consider the mixed-use nature of the site and the potential for users of the site to access more than one use without generating additional parking needs when reviewing the joint use of facilities proposal.

2. On-street parking on public streets adjacent to the development may be counted towards the minimum required parking spaces under RDC 18.720.030.

3. Slip lane parking lots are permitted along the street frontage of major corridors, as defined in RDC 18.230.050.B.2, and are exempt from the fifty percent street frontage limitation for parking lots in RDC 18.720.040.C.1.

   a. Slip lane parking lots may consist of one, one-way drive aisle and one row of parking stalls arranged parallel or angled, meeting the dimensional standards of RDC Table 18.720.040-1. The combined width of the drive aisle and parking stalls shall not exceed forty-four feet.

   b. Slip lane parking lots shall include a sidewalk with a minimum width of 5 feet between the parking lot and the interior of the site, running the full length of the slip lane parking lot.

   c. Along a minimum of seventy-five percent of the length of the slip lane parking lot, buildings shall be set back no more than five feet from the back edge of the required sidewalk.

   d. Buildings fronting the slip lane parking lot shall provide a primary pedestrian entrance directly facing the parking lot.

   e. Where practicable, slip lane parking lots shall extend to the edge of the property line to allow seamless continuation along the adjoining properties.

   f. Slip lane parking lots shall only be allowed if the public works director approves access onto the major corridor, which may include limitations on driveway spacing and restricted turn movements.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

4. Drive through aisles shall be designed to minimize impact to pedestrian connectivity from required parking areas to business entrances.

5. All residential uses on RMUO sites may utilize the shared parking lot provisions of RDC 18.401.075.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Chapter 18.401 - PLANNED UNIT DEVELOPMENTS

18.401.065 - Trails. [NEW]

In discussions with stakeholders and staff, along with reviews of recent subdivisions, we have learned that recent development has been building trails, but these trails are not necessarily providing helpful non-motorized connections or space for adequate recreational opportunities. This section is intended to provide more predictable and enforceable trail design standards for use by applicants and staff, and is similar to standards that MAKERS has helped write in other rural communities.

A. Applicability. All PUD subdivisions shall comply with this standard.

B. General Standards.

The quantity concept for trails was discussed at the November 17 workshop and post-event online survey (question #12). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):
Live workshop: 4.3
Online survey: 4.2
See the workshop report for more details on survey results.

1. Quantity. One foot of trail (as measured at the trail centerline) shall be provided for each three feet of the PUD's total outside perimeter. For example: A 10 acre PUD with an outside perimeter of 2,640 feet is required to provide 880 lineal feet of trails.
2. Design. Trails may either be a Type 3 trail with a soft surface walking path, a Type 1 or Type 2 hard surfaced walking path, or a Type 1 hard surfaced multi-use trail. Refer to the Ridgefield Engineering Standards for Public Works Construction Volume I for the following design requirements: easement widths (section 2.06), trail surface widths (section 2.21), and surface construction requirements (section 2.33).
3. Multi-use trail bonus. For the purpose of the quantity requirement under subsection (B)(1) of this section, each lineal foot of hard surfaced Type 1 multi-use trail counts as two lineal feet, provided the trail meets all the standards of this section.
4. Location.
    a. Trails should be located throughout the PUD subdivision.
    b. Trails are encouraged to use critical areas and woodlands where permitted by the standards of this title, and to provide recreational and aesthetic access to natural features like streams, ponds, and landscape views.
    c. Standard sidewalks and roadways not meeting the requirements of subsection (2) above, including crosswalks, shall not be considered as part of a trail for the quantitative requirements of this section.
5. Fence and walls. Fences and walls abutting trail corridors should be designed to balance safety and visibility of trail users with privacy for residents in their rear yards. To accomplish this, the portion of any fences or walls within 20 feet of a trail and taller than five feet must be at least 50 percent transparent. Vegetative matter which functions as a fence has no height limit. Notes referencing this standard shall be included on the plat.
6. Separation and landscaping. Trail must be separated from rear property lines with landscaping that softens the appearance of fences or walls.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.401.065-B
Trail examples.

Left: Multi-use pathway. Right: Sidewalk-like trail between dwelling units.

Left: Soft-surface trail. Right: Multi-use pathway integrated into a local street.

C. Connections.

1. PUD subdivisions with a planned public trail mapped in the Ridgefield Parks and Recreation Comprehensive Plan shall build the public trail. Required public trails count toward the trail quantity required in subsection (B) of this section.
2. To the extent practical, new trails shall connect to adjacent built and planned private trails in order to create a continuous and useable network of residential trails across the city.
3. Dead-end trails are prohibited, unless the end of the trail is at the edge of the subdivision and adjacent to another property that the Director determines is likely to be developed with trails in the future based on zoning and suitability of the adjacent site for development. This provision does not prohibit typical trail endpoints that lead to or from a street, park, viewpoint, water body, or similar points.
4. In addition to providing recreational benefits, trails shall facilitate convenient pedestrian connections (such as mid-block connections) and connect to parks and open spaces.

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Figure 18.401.065-C
Trail network examples.

Left: Trail network through blocks and a natural area. Right: Variety of trails on hillsides, integrated into park spaces, and acting as frontage for homes. (Google Earth)

D. Relation to Open Space Requirement. Required public and private trails may be integrated into parks that qualify as Main Facilities and Dispersed Facilities required under RDC 18.401.080.B.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

18.401.070 – Zero lot line standards. [NEW]

This is a new section suggested to allow for an alternative lot configuration which increases the amount of usable space in side setbacks.

A. Purpose. To allow a house and/or garage to be built up to one of the side property lines, providing the opportunity for more usable side setback space.

B. Applicability. Zero lot line configuration is an option for single-family lots in PUD subdivisions.

C. Relation to other standards. Also see RDC 18.206.020 for single-family standards, including minimum usable open space requirements. Dimensional standards for townhouse developments are in RDC 18.206.060.

D. Standards.

1. Dwelling units and accessory structures may be placed on one interior side property line that is part of the development. The opposite side setback shall be at least 10 feet. The horizontal distance between homes shall not be less than 10 feet, including when a zero lot line lot is adjacent to a standard lot.

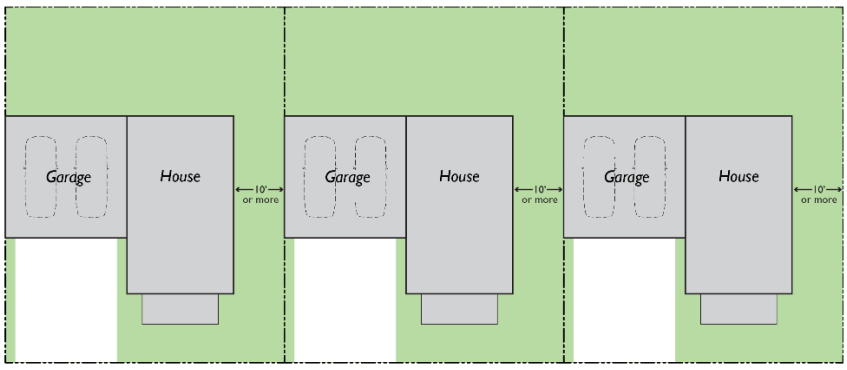
2. Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the interior side setback of the adjacent lot. Examples include clerestory or obscured windows. See Figure 18.410.070-C below for an example of a privacy wall for a zero lot line house.

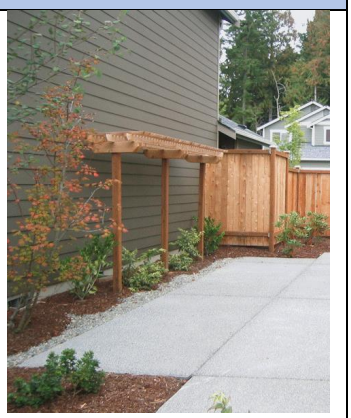
3. Eaves along a zero lot line may project a maximum of 18 inches over the interior side property line.

4. Lots intended for zero lot line homes shall be noted on the plat, together with minimum side setback areas and maximum building envelopes.

5. Lot lines which are contiguous with the development's exterior property line shall meet the standard setback requirements of the underlying zone.

Figure 18.401.070-D
Zero lot line design.





Zero lot line layout example (left). The right image shows the side setback and privacy wall for a zero lot line house.

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18.401.075 – Alternative parking configurations. [NEW]

This is a new section in response to public comments that suggest greater flexibility for where parking is located, making it easier to design small lot developments. This section allows parking to be configured in small off-street parking lots.

A. Purpose.

1. To encourage and facilitate smaller lots and more diverse residential development.
2. To reduce the visual and functional impacts of shared parking in subdivisions.

B. Applicability.

1. Use of alternative parking configurations is required for PUD subdivisions when 25 percent or more lots are less than 40 feet wide and have single-family dwelling units.
   a. Single-family dwelling units on lots less than 40 feet wide are subject a minimum 2.5 parking spaces per unit.
   b. A maximum of two of the spaces required in (a) may be provided with private off-street parking (garage and driveway). The remaining required spaces shall be provided in shared off-street parking lots meeting the standards of this section. No required spaces may be met through on-street parking.
2. Alternative parking configurations are an option for all other PUD subdivisions with single-family dwellings, duplexes, triplexes, or townhomes. Parking standards for cottage housing are provided by RDC 18.206.040.
3. Where there is a conflict with other sections of the RDC, this section prevails.

C. Shared off-street parking. Required or extra parking spaces for individual dwelling units may be collected in shared parking lots (parking pods) within the subdivision, provided the standards of this section are met.

1. Size and quantity.
   a. Up to 100 percent of the total spaces in a subdivision may be placed in shared parking lots.
   b. Shared parking lots shall each contain a maximum of 20 parking spaces. A maximum of 10 parking spaces shall be in any row.
   c. See Chapter 18.720 for sizing of parking spaces and drive aisles.
2. Location.
   a. Required parking spaces shall be located within 200 feet walking distance of associated dwelling units. Extra or guest parking spaces have no proximity limits.
   b. Parking lots with extra or guest parking should be located near parks and trailheads, when feasible.
   c. Off-street parking lots accessed by the same street shall be separated from each other by at least 200 feet, measured along the centerline of streets.
   d. Parking lots shall not be located at street corners or on corner lots.
   e. Parking spaces may be located within required setbacks.
   f. Off-street parking lots shall be placed in a separate tract maintained by the homeowner association.
3. Landscaping. Shared parking lots are exempt from RDC 18.720.040.C.2 and RDC 18.725.050. Provide at least five feet of L2 or L3 landscaping on sides of the tract adjacent to residential uses and at least five feet of L2 landscaping adjacent to streets and alleys.

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4. Access.

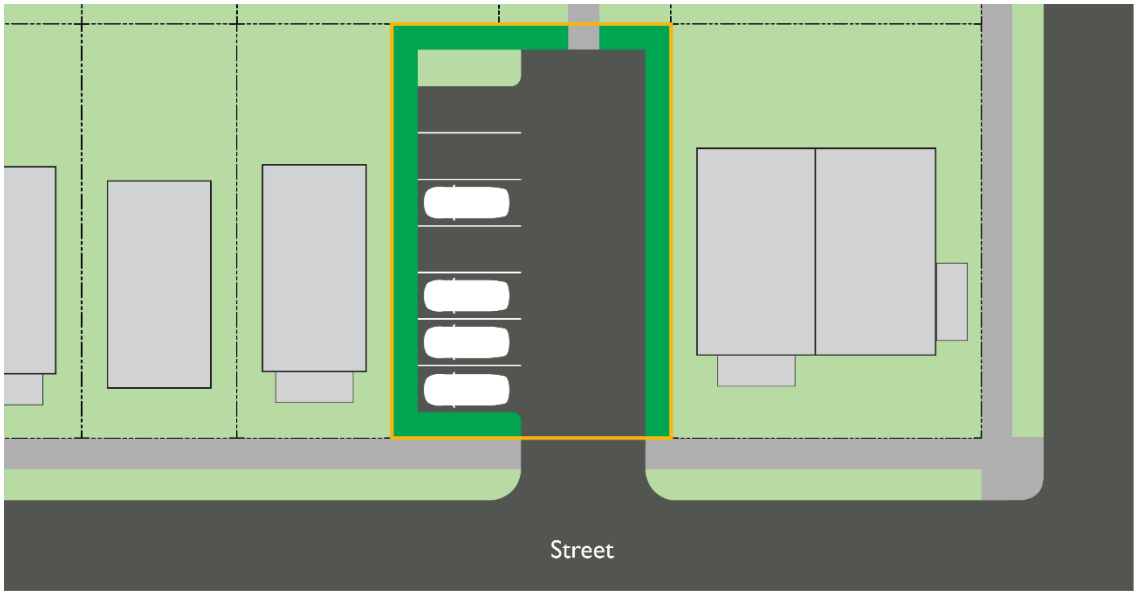
   a. Driveways may only be provided from one street and/or alley, and shall not continue through a block to another street. Drive aisles shall be two-way and shall not be one-way or configured as a loop.

   b. Through-block pedestrian access and walkways connecting to adjacent streets, alleys, and trails are encouraged.

5. Construction. Parking lots shall be paved and are encouraged to use non-standard paving such as impervious concrete, “grasscrete”, or pavers.

6. See RDC 18.720.040.G for other development and maintenance standards for off-street parking areas.

Figure 18.401.075-C
Shared parking lot example.



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18.401.080 - General conditions.

B. Open Space. Every PUD shall provide a minimum of 25-percent of the gross site area for common open space which shall be used for the collective enjoyment of occupants of the development. Open space shall not include public or private streets or rights-of-way, driveways, above-ground utility facilities including stormwater facilities, parking areas unless developed as part of park or trail facility consistent with standards in the Ridgefield Parks and Recreation Comprehensive Plan, or the required yards for buildings or structures. Open space areas may include critical areas and buffers, but shall not be computed to include any submerged lands.

No policy change to the following section. Revisions are suggested to improve the clarity of the standards.

1. Main Facility. At least 50-percent of the required common open space~~, or (~~ 12-1/2 percent of the gross site area)~~,~~ shall be located on a single parcel to provide a larger, central facility for the PUD. A minimum of 50-percent of the main facility shall be ~~a combination of~~ buildable land suitable for development of active recreation uses, and consistent with RDC 18.280 may include any portion of critical areas buffers proposed for passive recreation facilities ~~consistent with RDC 18.280, limited to the portion of the buffer area proposed for improvements~~ such as a trail or wildlife viewing structure. The remaining 50-percent or less of the main facility may include critical areas and buffers not proposed for passive recreation improvements.

   a. If the main facility is two acres or larger, meets the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan, is listed as a system-wide project on the Ridgefield Parks Capital Facilities Plan, and is dedicated to the City, the value of the land dedication shall be credited against the amount charged for city park impact fees, pursuant to RDC Chapter 18.070. The developer may elect to provide more than twelve and one-half percent of the site in a single parcel in order to create a two-acre parcel eligible for PIF credits.

   b. If the main facility is less than two acres in size and is eligible for future development as a neighborhood or community park consistent with the Parks and Recreation Comprehensive Plan, the parcels should be located adjacent to the perimeter of the PUD such that it would be feasible to expand the open space area onto the adjacent property. If there are existing open space parcels adjacent to a proposed PUD, the open space in the proposed PUD should be located adjacent to existing open space parcels in order to facilitate creation of larger facilities that meet sizing requirements for park facilities in the Parks and Recreation Comprehensive Plan. The value of the land may be credited against the amount charged for city park impact fees, pursuant to RDC Chapter 18.070, if the community development director determines that the parcel can be used as part of a future park facility that meets the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan and the park is listed as a system-wide project on the Ridgefield Parks Capital Facilities Plan, and the parcel is dedicated to the city.

   c. Improvement of facilities created under subsections (a) and (b) above will not be required. However, the cost of improvements may be eligible for PIF credits if the developer elects to construct park improvements that meet the standards for a neighborhood or community park in the Ridgefield Parks and Recreation Comprehensive Plan.

   d. If the main facility is less than two acres in size or does not meet the requirements of subsections (a) or (b) above, it shall be developed consistent with the requirements for dispersed facilities in RDC 18.401.080.B.2.

   e. See subsection (a) above for park integration standards for the main facility.

No policy change to the following section. Revisions are suggested to improve the clarity of the standards.

2. Dispersed facilities. A maximum of 50 percent of the required open space (12-1/2 percent of the gross site area) may be provided as dispersed facilities.

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a. A minimum of 50 percent of the total dispersed facilities shall be ~~a combination of~~ buildable land suitable for development of active recreation uses, and consistent with RDC 18.280 may include any portion of critical areas buffers ~~proposed for passive recreation facilities consistent with RDC 18.280, limited to the portion of the buffer area~~ proposed for improvements such as a ~~hard surface~~ trail or wildlife viewing structure. The remaining 50 percent or less of the dispersed facilities may include critical areas and buffers not proposed for passive recreation improvements. A minimum of 50 percent of the area reserved for active and passive recreation facilities, or 25 percent of total required dispersed facilities, shall be improved with irrigated lawn area and landscaping, playfields, pedestrian paths, picnic tables and seating areas, play equipment and swings, pedestrian-scale lighting along paths, sport courts, other active recreation facilities, trails, wildlife viewing structures, or similar amenities approved by the community development director.

b. Parcels shall meet a minimum size of 10,000 square feet with the exception of trail facilities required by ~~RDC 18.401.090.R Q~~ RDC 18.401.065 or the Ridgefield Parks and Recreation Comprehensive Plan.

c. See subsection (3)(b) of this section for park integration standards for dispersed facilities.

The proposed updated "integration" provision below is critical to enhancing the function, attractiveness, and usability of new open spaces within subdivision – and was derived from examining numerous examples throughout Washington and the Western U.S. This proposal includes clear and workable prescriptive standards – while offering strategic flexibility provided the criteria is met. The examples are really important to communicate desirable and unacceptable examples.

3. Open space within the PUD is to be designed as an integrated part of the project rather than an isolated element of the project. It should be located within the development such that it is available for the enjoyment of the residents in an equitable manner. Specifically:

   a. Main facility. At least 60-percent of the useable open space perimeter shall be bound by streets or dwelling units that face the park.

   b. Dispersed facilities. At least 30-percent of the useable open space perimeter shall be bound by streets or dwelling units that face the park, unless the facility is a trail meeting the standards of RDC 18.41.070.

   The community development director may relax these standards in unique contexts and/or where measures have been successfully integrated to ensure that the park is accessible, welcoming, and integrated into as a major-character defining feature of the subdivision.

4. Open space may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment of the residents of the PUD.

5. All dwelling units within the PUD must have legal access to the proposed area for dedication at the time of final PUD approval. Private or access roads, trees or other landscaping may separate the area proposed for dedication. However, access should not be blocked by major obstacles such as arterials or collectors, canyons, ravines or other obstructions.

6. Areas developed for active recreational use shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.

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Figure 18.401.080-B
Open space integration examples.

A. Circular park surrounded by a street functions as the neighborhood's focal point.

B. Small parks are bordered by streets on one or two sides with pathways and front yards along other sides. Note that alleys provide access to the adjacent homes.

C. Rectangular-shaped neighborhood park bound by streets on all four sides.

D. Small "green" is bound by pathways and townhouses on three sides and a street on one side.

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Figure 18.401.080-B
Open space integration examples.

Above open space is poorly integrated open space example. Although there are pathways from three cul-de-sacs that access the space, the space functions more as an unused after-thought, with homes facing away from the space and backyard fences encroaching on a relatively crude pathway. A small children's play area (barely visible in the aerial image above) is relatively hidden up against backyard fences and not visible from nearby streets.

7. The developer shall provide a bond or other financial assurance acceptable to the city council that any improvements made in the common open space will be completed. The city shall release the bond or other assurance when the improvements have been completed in accordance with the development plan. (See Section 18.401.120.)

The following update was made following public comments at the March 25 City Council hearing. 20 trees per acre is based on a review of existing public parks inside and outside of Ridgefield.

8. All developed open space areas shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the city. Natural landscape features which are to be preserved, such as existing trees, drainage ways, etc., may be accepted as part of the landscaping plan. Developed open spaces (excluding trails and sport fields) shall contain a minimum of 20 trees per acre. The community development director will allow for credits of up

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to four required trees for each existing native tree preserved depending on the size, health, and maturity of the tree.

9. The city may accept dedication of open space, trails, and recreation areas built to city standards for parks and trails adopted in the Ridgefield Parks and Recreation Comprehensive Plan at its discretion.

10. In the event that parks, open space or trails created under this Title are owned by the developer or a homeowners' association, the facilities shall be made available for public use and be maintained by the developer or homeowners' association. The city shall be granted the right of third-party enforcement to ensure that the parks, open space and trails are maintained to standards under which they were approved and created.

11. At the applicant's discretion, the applicant may elect to include or exclude the buildable portion of parcels designated as main or dispersed facilities under this section in the calculation of net developable acres for the purposes of calculating minimum and maximum density for the project. If the applicant elects to include the buildable acres in the density calculation, the applicant may reduce the minimum lot size and minimum lot width and depth dimensions for the zone by up to twenty percent in order to accommodate the additional lots allowed. Any further reduction to lot size, width or depth greater than twenty percent shall comply with RDC 18.401.100.A.

C. Perimeter compatibility.

No policy change to the following section. Revisions are suggested to improve the clarity of the standards.

1. Purpose. The development of the perimeter of the PUD shall achieve substantial compatibility with abutting residentially zoned properties so that there will be a graduated transition between existing and new residential development.

2. Applicability. This section shall apply to lots abutting the perimeter of the PUD and ~~lots not separated from the perimeter by an open space tract with a minimum width of twenty feet, critical areas tract, public or private street, or similar intervening element~~, where the neighboring property ~~abutting the PUD perimeter~~ is zoned RLD or RMD, and is less than five acres and greater than 20,000 square feet at the time the PUD application is vested. Exceptions:

   a. This section shall not apply where the proposed PUD lots abut mapped or platted critical areas on the abutting property.

   b. This section shall not apply to lots are separated from the PUD perimeter by an open space tract with a minimum width of 20 feet, critical areas tract, public or private street, or similar intervening element.

3. Compatibility measures.

   a. Lot size for lots subject to this section shall comply with the minimum size established in RDC 18.401.100.A.4 and may not be further reduced through the variance process.

   b. Setbacks and coverage standards for perimeter lots shall meet the minimum requirements for the underlying zone and shall not be modified or reduced through the PUD or variance process.

   c. Allowed uses for perimeter lots in the RLD zone shall be limited to single-family detached residential and accessory dwelling units.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

18.401.090 - Site plan requirements.

The development standards in this chapter are intended to accomplish the following design criteria objectives in all PUDs. The applicant shall bear the burden of supporting any change in requirements. If a modification of any criteria is proposed, the applicant must provide justification, including clear demonstration that the proposed modification complies with the purposes of this chapter as stated in Section 18.401.010. The city may increase any requirement necessary to make the project conform to the purposes of this chapter.

J. Through Lots.

The through-lot prohibition concept was discussed at the November 17 workshop and post-event online survey (question #13). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 3.8
Online survey: 3.7

See the workshop report for more details on survey results.

Given the favorable results, the prohibition was implemented in the first draft. However, public comments and City Council expressed concern with an outright prohibition, so the provision has been relaxed to "strongly discouraged". This is consistent with the definition of through lots in Chapter 18.100, which says, "Through lots are strongly discouraged by this title."

In addition, the topic of through lots was moved from the RLD and RMD zoning chapters to this PUD chapter, where it is more relevant.

1. Through lots are strongly discouraged. The following standards apply to through lots in PUD subdivisions abutting collector and arterial roads which are not major corridors (the collector and arterial roads listed in RDC 18.210.060):
   a. Provide a separate tract at least ten-feet wide between the collector or arterial right-of-way and the rear property lines of the through lots.
   b. Establish landscaping in the tract which softens the appearance of fences and walls and/or which provides a measure of privacy for residents in their rear yards.
   c. The tract shall be maintained by the homeowner association.
2. Except on major corridors, alternative lot designs are strongly encouraged. An alternative design includes alley-loaded lots with deep front yards and alley access running parallel to the collector or arterial street.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Figure 18.401.090.J
Through lot alternative.

Alley-loaded lots with generous front yards are a desirable alternative for new lots adjacent to collector streets.

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

18.401.100 - Limits on modifying standards.

A. The city, using the PUD process, may allow the following development standards to be modified if the proposed modifications are consistent with the requirements of this chapter and provided the applicant demonstrates that the modifications are consistent with the PUD objectives in RDC 18.401.010:

1. Building setbacks, including front yard setbacks as necessary to the meet the front yard modulation standard (RDC 18.401.080.J) and side yard setbacks as necessary to meet the optional zero lot line standard (RDC 18.401.070).

Attachment: DRAFT Ridgefield Housing Code Updates_Abbreviated_21-0428 (Housing Code Updates: Summary of Recent Changes)

Chapter 18.720 – OFF-STREET PARKING AND LOADING

18.720.020 - General provisions.

C. Location of Parking Facilities.

1. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling, except for PUD subdivisions utilizing and meeting the provisions of RDC 18.401.075.
2. Other required parking spaces shall be located on the same parcel or on another parcel not farther than one hundred feet from the building or use they are intended to serve, measured along pedestrian walkways to the building.
3. The burden of proving the existence of such off-premise parking arrangements rests upon the person who has the responsibility of providing parking.
4. Parking design and location standards in the underlying zoning district, this chapter and as required by Chapters 18.500 and 18.725 shall also be met.

18.720.030 - Number of spaces required.

This section sets forth minimum and maximum parking requirements corresponding to uses detailed in RDC 18.205.020, Uses. Off-street parking spaces shall be provided as follows:

A. Residential, Group Residential and Temporary Lodging. All uses shall require a minimum of one space per dwelling or per unit, with the following additional provisions:

Updated maximum parking spaces since large single-family lots can and do have three car garages.

1. Single-family, manufactured homes and duplex dwellings: maximum of ~~four~~ six parking spaces. For PUD subdivisions with narrow single-family lots, see RDC 18.401.075.
2. Home occupation: no minimum.
3. Community residential facility: minimum of one space per seven residents served under age of twelve; one space per five residents served, ages twelve to seventeen; one space/four residents served, ages eighteen years or older.
4. Bed and breakfast and hotel/motel: minimum of one additional space for the manager.
5. Accessory dwelling unit: one minimum, except no space is required where on-street parking is available abutting the lot.

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