



**RIDGEFIELD PLANNING COMMISSION
MEETING AGENDA**

**Wednesday, March 3, 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, 2/3/21 Meeting**

IV. BUSINESS

V. PUBLIC HEARING

VI. STAFF REPORTS

VII. FROM THE COMMISSION

VIII. ADJOURN

IX. AGENDA ITEMS

- 1. Housing Code Updates**

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



CITY OF RIDGEFIELD, WASHINGTON
Planning Commission MEETING MINUTES
February 3, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

ROLL CALL - [6:32 PM](#)

Attendee Name	Title	Status	Arrived
Jerry Bush	Commissioner	Late	7:30 PM
Stan Okinaka	Commissioner	Late	7:03 PM
Paul Young	Commissioner	Present	
Patrick Flynn	Chairman	Present	
Judy Chipman	Commissioner	Present	
Gary Rightenour	Commissioner	Present	
Amanda Swenson	Commissioner	Present	

Commissioner Paul Young moved, seconded by Commissioner Judy Chipman, to excuse the Commissioners absent from this meeting. Ayes: All Motion passed unanimously.

Late changes to the agenda - [6:33 PM](#)

There were no late changes to the agenda.

PUBLIC COMMENT - [6:34 PM](#)

Chairperson Patrick Flynn presented a letter via email from Bradley Wiltfong and summarized the contents of this comment regarding walkability and bicycling in the City Limits along with his concerns and interest in being involved in further discussions regarding these items.

CONSENT AGENDA

1. Approval of Minutes from Wednesday, 1/6/21 Meeting

Commissioner Judy Chipman moved, seconded by Commissioner Paul Young, to approve the minutes as prepared. Ayes: All. Motion passed unanimously.

BUSINESS

PUBLIC HEARING

1. Drive-Through Code Updates - [6:37 PM](#)

Claire Lust summarized this item on the agenda for Drive-Through Code Updates stating that within the Ridgefield city limits, there is a significant amount of undeveloped commercial land, including several major sites at the Interstate 5 junction that totals approximately 220 acres. The

Ridgefield Development Code (RDC) provides some standards for the orientation and design of drive-through facilities in commercial zones, but not for the density of such facilities. Given the large amount of developable commercial land in the City and the stated purposes of the commercial districts related to variety of uses, site design, compatibility with surrounding neighborhoods, and pedestrian amenities, it is an opportune time to reevaluate the development standards for commercial drive-through facilities.

She provided some background regarding this subject stating that on November 19, 2020, City Council adopted Ordinance No. 1335 adopting a moratorium within the corporate boundaries of the City on the filing, acceptance, processing, and/or approval of applications or permits for any new drive-through facility. On December 17, 2020, City Council held a public hearing on the emergency moratorium on drive-through facilities as required per RCW 35A.63.220. The maximum length of the moratorium is six months from the date of adoption.

Council directed staff to study and draft updates to the RDC related to drive-through facility development standards prior to lifting the moratorium. She summarized the draft code updates that consider the following questions:

- In the Ridgefield Junction Subarea, what is an appropriate upper limit on total drive-through facilities?
- For individual developments, how can orientation and design standards limit the impact of drive-through facilities?
 - o How can drive through facilities be oriented to minimize vehicle and pedestrian traffic conflicts?
 - o How can code standards reduce the incidence of drive-through lanes between the building and the public sidewalk/street?

The purpose of this meeting is to gather feedback from the public and from Planning Commission for ways to improve the proposed code updates, and for Planning Commission to make a recommendation to City Council.

Ms. Lust provided a presentation of the area affected, proposed code amendments and examples of regulations other jurisdictions have with similar proximity to a Freeway.

Discussion occurred on how the quantity of 15 drive-through businesses in the Ridgefield Junction Subarea was determined and what the process would be if more applications come in after that specific area reaches that number.

Commissioner Stan Okinaka arrived at 7:03 PM.

Discussion occurred on examples of drive-through's with poor traffic and pedestrian circulation and the concerns of the Commission that we avoid those type of situations.

Discussion occurred on looking into the future with Clark College coming to the area to possibly allow a higher quantity of drive-through businesses with high consideration to safety of pedestrians and traffic movement in parking lots and driveways.

Discussion occurred on the L4 Landscaping requirement to require the plantings be either at the required height earlier or at time of planting to provide adequate screening at time of development.

Discussion occurred on the possibility to eliminate the cap, increase development standards for pedestrians, traffic circulation, and monitor the traffic with the thought to revisit in the future if needed.

Discussion occurred on redefining drive-through businesses and how COVID has affected pick up windows as well.

Discussion occurred on how multiple businesses would utilize one drive-through lane and providing incentives for businesses that utilize this type of operation and ensuring safety measures, i.e. lighting, enhanced pedestrian crossings be taken into consideration.

Discussion occurred on requiring adequate spacing for the drive-through that is located other than through the parking lot so as to avoid parking maneuvering and drive-through queing conflicts and a couple of examples were given in Hazel Dell as to what works and what does not work.

Discussion occurred on how the City would monitor traffic flows as the growth continues and volume increases.

PUBLIC HEARING OPENED AT 7:32 PM.

Scott Brantley, Senior Project Manager for Hurley Development provided public comment on how the moratorium and new regulations has affected their development known as Tri-Mountain Development in the Ridgefield Junction Subarea, where they had a Pre-Application Conference and were preparing to submit a formal preliminary site plan. Mr. Brantley also advised that they have been working with staff on the code rewrite and expressed his appreciation to staff for working with them. Mr. Brantley provided some examples of some of their developments where they consider as good code development friendly development in Clark County and further addressed how COVID has made drive-through operations a necessity. He further stated that with too many restrictions on development along the highway corridor is making it very difficult for development to occur and provided examples to support this statement.

Mr. Brantley addressed his development and some of the highlights such as ingress/egress, pedestrian friendly, landscape buffers providing a farmhouse style design architecturally and addressed the difficulty in meeting the new code regulations limiting the location of drive-throughs along the street and the parking requirements.

PUBLIC HEARING CLOSED AT 7:40 PM.

Discussion occurred on amending the motion to include some of our discussion from this

evening.

Claire Lust indicated that she will share their recommendations to Council and stated that if they want to state what they would like to amend, they would need to state the specific amendments.

Discussion occurred on the reasoning for the emergency moratorium on drive-through uses.

Chairperson Patrick Flynn stated that he does not believe there is a consensus from the Commission for specific amendments to this proposal.

Paul Young moved, seconded by Stan Okinaka to approve the drive-through code updates to City Council with the recommendation that their comments and input be taken into consideration as well as public comments. Ayes: All. Motion passed unanimously.

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

STAFF REPORTS - [7:48 PM](#)

Claire Lust informed the Commission that the Department of Commerce has just posted the 2021 dates for free virtual Short Courses on Local Planning. She invited the Commission to take this course and indicated that she would send the link to them so they can sign up if they are available.

FROM THE COMMISSION - [7:50 PM](#)

Commissioner Stan Okinaka, updated the Commission on how the Washington State B & O Tax Credit Incentive Program is helping Ridgefield.

Commissioner Amanda Swensen advised the Commission that she is a member of "The Ridge" support group for Sunset Ridge/View Ridge Middle and Intermediate schools and updated the Commission on an upcoming fundraiser run where this organization is partnering with the City in March for Art Month and provided the options on how to be involved this event.

Commissioner Paul Young highly recommended to the Commission the Planning Short Course put on by the Department of Commerce.

Chairperson Patrick Flynn updated the Commission on a recent Council Meeting and advised that the Council members showed great appreciation for the work of the Commission. He requested staff to reach out to Brad Wiltfong who provided written comments this evening. He also reiterated the importance of the fundraiser that The Ridge and the City are partnering on and the B & O Tax Credits with Main Street.

Chairperson Patrick Flynn lastly expressed his appreciation to staff for putting together these virtual meetings.

Meeting Adjourned at 8:00 PM.

ADJOURN - [8:00 PM](#)

Dorothy Harrington

Patrick Flynn

Minutes Acceptance: Minutes of Feb 3, 2021 6:30 PM (CONSENT AGENDA)

**CITY OF RIDGEFIELD
PLANNING COMMISSION PUBLIC HEARING**

MEETING DATE: March 03, 2021

ITEM:

AGENDA ITEM TITLE: Housing Code Updates

GOVERNING LEGISLATION:

RCW 36.70A

SUMMARY/BACKGROUND:

In 2020, the Community Development Department received \$50,000 in grant funding from the Department of Commerce to develop code updates to increase urban residential building capacity under HB 1923. Ridgefield's required grant actions focus on improving the review processes and development standards for duplexes and triplexes, though the project scope also includes small single-family detached residences, townhouses, cottage housing, and overall subdivision design.

Staff contracted with MAKERS architecture and urban design to audit the existing housing standards in the Ridgefield Development Code (RDC) and to lead on community engagement seeking feedback on initial code update concepts. MAKERS synthesized this research into the draft housing code updates, which have been refined with staff input.

See enclosed staff report and exhibits for further detail.

MOTION AND RECOMMENDATION TO CITY COUNCIL:

To forward a recommendation of approval to City Council,

"I move to recommend approval of the Housing Code updates to City Council as proposed/as amended."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

Housing Code Updates_PC Staff Report_03032021	(PDF)
Ridgefield Housing Audit_20-0930	(PDF)
Ridgefield Stakeholder Interviews Summary_20-1001	(PDF)
Ridgefield Public Workshop Report_20-1117_Final	(PDF)
DRAFT Ridgefield Housing Code Updates_21-0218_PC	(PDF)



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Housing Code Updates

Planning Commission Staff Report / March 3, 2021

BACKGROUND

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RESEARCH AND OUTREACH

Code Audit

MAKERS completed a housing audit in September 2020. It includes an analysis of housing-related policy in the Ridgefield Urban Area Comprehensive Plan (RUACP), a review of recent residential developments in the City, and a review of housing standards in the RDC with initial questions and considerations for updates.

The audit is attached as an exhibit in the agenda packet.

Stakeholder Interviews

MAKERS interviewed eight stakeholders in September 2020, including staff who implement the existing development code, elected officials, and local residential builders. These conversations focused on housing challenges in Ridgefield, elements of the existing code that work well or need improvement, perceived quality of recent residential developments, and other housing issues important to the interviewees.

The interview summary is attached as an exhibit in the agenda packet.

Online Workshop and Surveys

On November 17, 2020, MAKERS and staff held a virtual open house for the housing code updates project. The purpose of the open house was to provide an overview of the project, and of housing challenges and opportunities identified through the code audit and stakeholder interviews, and then to work through two interactive surveys. The first was a visual preference survey, where participants

were asked to rate images of housing products and subdivision layouts and provide comments. The second was a code concepts survey, where participants were asked to rate preliminary code update concepts presented by MAKERS and provide comments.

Following the online workshop, staff made both surveys available online and advertised the surveys through word of mouth, social media, and the project website. The surveys were open for two weeks. A total of 463 people responded to the visual preference survey, and 243 written comments were submitted. A total of 176 people responded to the preliminary code concepts survey.

The online workshop and survey summary is attached as an exhibit in the agenda packet.

PROPOSED CODE UPDATES

After reviewing the code audit research and feedback from the interviews, workshop, and surveys, MAKERS began drafting the proposed housing code updates. This was an iterative process, including frequent staff input.

The proposed code updates are attached as an exhibit in the agenda packet. The draft is organized by code chapter, with tracked changes showing proposed updates. Colored text boxes in the draft include information about the changes proposed in the following sections, including whether the changes are organizational or substantive, which preliminary code concept survey questions the changes relate to, and requests for further feedback.

Notable topics in each code chapter include:

Chapter 18.100 – Definitions

- Replace broad, inconsistent terms with specific definitions for duplex, triplex, and townhouse.

Chapter 18.205 – Uses

- Improve readability of the master use table.
- Add residential uses that were previously permitted, but not listed separately.

Chapter 18.206 – Residential Use Standards

- Take the design standards for single-family residences, accessory dwelling units, cottage housing, duplexes and triplexes, townhomes, and multifamily residences from scattered areas in the code and consolidate them in one new chapter.
- Reference density bonus incentives for a limited number of small single-family residences, accessory dwelling units, cottages, duplexes, triplexes, and townhomes in large subdivisions.
- Strengthen architectural design standards for each housing type.
- Require minimum usable open spaces area on individual lots.
- Add driveway standards to reduce the visual impacts of driveways on the streetscape, and require rear parking for townhomes.
- Add landscaping standards for individual lots.

Chapter 18.210 – Residential Low Density Districts

- Move several existing standards to Chapter 18.206.
- Consolidate and clarify numeric (dimensions, density) standards.
- Provide density bonus incentives for small single-family dwellings, accessory dwelling units, cottages, duplexes, triplexes, and townhomes on a limited percentage of large subdivisions.
- Prohibit through lots in new subdivisions.

- Increase driveway setback from 18 to 20 feet.
- Remove barriers to permitted duplexes on historic RLD-8 Downtown Transition Area lots that are slightly less than the standard 5,000 square feet.

Chapter 18.220 – Residential Medium Density Districts

- Move several existing standards to Chapter 18.206.
- Consolidate and clarify numeric (dimensions, density) standards.
- Prohibit through lots in new subdivisions.
- Increase driveway setback from 18 to 20 feet.

Chapter 18.235 – Mixed-Use Districts

- Update cross references.

Chapter 18.401 – Planned Unit Developments

- Limit number of single-family detached residences in PUDs in the RMD-16 zone.
- Increase lineal footage of trails required, and strengthen trail standards.
- Strengthen open space standards to require usable open spaces to be more central and accessible.
- Require modulation of front yard setbacks.
- Limit restrictions on housing types and ownership in HOA bylaws.

Chapter 18.720 – Off-Street Parking and Loading

- Refine accessory dwelling unit parking standards.

PROCESS

Date	Milestone
February 17 -22, 2021	• Notice of public hearings published in the Columbian, posted at City Hall, posted on the project website, sent to stakeholders, and emailed to Community Development subscribers • Proposed code updates posted on the project website, and sent to stakeholders
March 3, 2021	Planning Commission public hearing
March 25, 2021	City Council public hearing and 1 st reading
April 8, 2021	City Council public meeting and 2 nd reading/adoption
May 10, 2021	Adopted code updates become effective (approx.)

Ridgefield HB 1923 Code Updates

Housing Audit

September 2020

This review provides MAKERS' comments, considerations, and recommendations in support of the HB 1923 Code Updates project for Ridgefield. The following sections are:

- Section 1 - Housing Policy
- Section 2 - Recent Residential Development
- Section 3 - Code Audit and Considerations

Summary – Key Findings and Code Update Priorities

Policy Findings

- Ridgefield policies acknowledge the prevalence of single-family homes and the high cost of housing, especially for renters who have few options other than renting large homes. This is considered a challenge with an enormous growth forecasts, with the population expected to increase from approximately 6,400 in 2015 to over 25,000 in 2035. Many new residents expected to be service and industrial workers with modest wages.
- The City also has policies supporting the reduction of sprawl in order to protect its high-quality natural environment and to make efficient use of public infrastructure.
- Ridgefield has a noteworthy goal for diversifying its housing stock: from over 90% single-family today to less than 75% by 2035. Single-family detached is expected to continue to be the most popular option among builders and new residents, so turning the needle towards multi-unit housing types will require substantial efforts and coordination among City staff, public officials, and local developers. Revising and streamlining the zoning code to support a mix of housing types is an important step.
- Transportation policies support connectivity and “reasonable” block sizes, but avoid specifics. This has been a challenge in other communities seeking to enhance connectivity.

PUD/Subdivision Review

- Single-family development dominates, but a relatively large number of duplexes and townhomes are proposed across the city, indicating that the code works for them to an extent. Stakeholder interviews indicate further code improvements and design regulations can be improved for facades, open space, parking, and other issues (particularly for duplexes and townhouses).
- In the RMD-16 zone, a popular design is detached single-family on very small lots with front-loaded garages. From a design standpoint, this is resulting in a crowded streetscape with many driveways and parked cars, and little room for front yard and street landscaping.
- Substantial amounts of park space and trails connections are being made, though there's plenty of room for improvement in successfully integrating open spaces into subdivisions. Trails – while some have been integrated into some subdivisions, trails are largely a missed opportunity in many of the subdivisions.
- There's a noticeable lack of specificity on block sizes and connectivity – perhaps there should be?

Code Update Priorities

- There is some cleanup needed for making the housing definitions consistent, along with expanding the terms listed in the Master Use Table.
- There is considerable duplication of standards between zones, including the unusual combination of cottage standards with duplex/triplex standards. Consider consolidating specific housing-type design standards in a central code section.
- Some standards such as duplex development spacing, PUD perimeter compatibility, and LID requirements for cottages are substantial barriers to development that should be reconsidered or relaxed.
- The design standards are fairly open-ended and can sometimes be vague. More specificity is needed.
- The design standards need more supporting graphics to communicate expectations, clarify design objectives, and to share good and bad examples.
- Other issues worth addressing (though some may arguably be beyond scope):
 - Minimum unbuildable open space requirements.
 - Integrating housing diversity into subdivisions.
 - Integrating design diversity into subdivisions.
 - Block sizes and connectivity.

Section 1: Housing Policy

Excerpts and review of key goals/policies related to housing from the Ridgefield Urban Area Comprehensive Plan 2016-2035 (RUACP).

Introduction

- The RUACP recognizes that Ridgefield has an obligation to provide housing opportunities for all its citizens, by promoting well-designed multifamily development along transit corridors, in the downtown area and throughout the city.

Land Use Element

• Introduction Section

The majority of residential development has been focused in subdivisions built since 2000 to the east and south of downtown, primarily along Pioneer Street and Hillhurst Road. Residential development slowed briefly during the Great Recession beginning in 2008, but development has since picked up and is expanding outward from existing development, particularly with new homes north of Pioneer Street on 45th Avenue. The primary residential development pattern has been single-family detached or attached development at 4 to 8 units per net acre.

• Section 2.2.1 A Balanced Community

- Ridgefield will also pursue development of a mix of housing products, including multifamily and single-family dwellings.
- ...residential development will be differentiated to provide a range of products at densities and styles that meet the needs of each neighborhood.

• Section 2.2.3 Community Design

- The main ingredients of good design include development that is acceptable to public perception and comprehension in terms of the size, height, bulk, and/or massing of buildings or other features of the built environment. Further, new subdivisions will be designed to provide attractive areas for pedestrians. Design elements that contribute to a sense of place include structures which are built nearer to the street, front porches, landscaping, convenient walkways, narrower streets, and parking on the street and behind the structures.

• Policy LU-7 Neighborhood livability

Maintain and facilitate development of stable, multiuse neighborhoods that contain a compatible mix of housing, jobs, stores, public schools and open and public spaces in a well-planned, safe pedestrian environment.

• Policy LU-8 Subdivision design

Facilitate development and implement design standards to address the following in new residential developments:

- Increased visual interest, architectural differentiation, street orientation, and integration with adjacent buildings.
- Improved pedestrian connections and proximity of uses within developments.
- Enhanced sense of identity in neighborhoods.
- Integration of parks, trails and open spaces within developments.

Housing Element

• Section 5.1.2 Household Characteristics

Average household size in Ridgefield is 2.96 persons, compared to 2.71 persons across the County

• Section 5.1.3 Housing Stock

- It is important to provide a variety of housing types to accommodate the community's diverse needs. Younger people often rent apartments, families generally desire homes, and retirees increasingly prefer to move into condominiums or apartments.
- A total of 92.7% of homes in Ridgefield in 2014 are single-family detached...

- Homes in Ridgefield are some of the most expensive in Clark County, attracting homeowners with median incomes well above the County average... Rents in Ridgefield are the highest in the County, likely due to the prevalence of single-family detached housing stock as the only available rentals with relatively high costs.

- **Section 5.2 Direction for the Future**

Consistent with adopted Clark County policy, the City shall ensure through its comprehensive plan designations and development regulations that no more than 75% of all housing units shall be of a single type, e.g. single-family detached housing. Some vacant land zoned residential will be zoned for medium density residential development, including apartments, plexes and townhouses. Additional products such as cottage housing and accessory dwelling units (ADUs) will be allowed in the residential zones to provide greater variety, as well as alternatives to stick-built housing including manufactured homes and floating homes.

- **Policy HO-2 Residential development density**

Encourage a mix of single family and multifamily housing that achieves an overall goal of 6 units per net acre.

- **Policy HO-6 Housing variety**

Allow a variety of housing types to meet needs of households of varying sizes, income levels and preferences. Create regulations that allow alternatives to single-family detached housing such as attached housing, townhomes, cottage or cluster housing, accessory dwelling units, manufactured housing, floating homes, housing in multiuse projects, and other innovative housing types.

- **Policy HO-7 Housing options for older adults**

Provide for a variety of residential options for older adults in the community including aging in place, assisted living facilities, and age-restricted senior communities. Strategies include:

- Promote Universal Design and visitability standards to create new housing stock that allows aging in place.
- Review development regulations to address types of housing options allowed and permitting requirements for new construction and accessibility modifications to existing development.
- Recruit developers and offer incentives for creation of new senior-oriented residential options.

- **Policy HO-10 Residential design**

Require high quality design and architectural differentiation for residential development to create desirable and unique neighborhoods. Develop regulations that address new construction and infill development.

Transportation Element

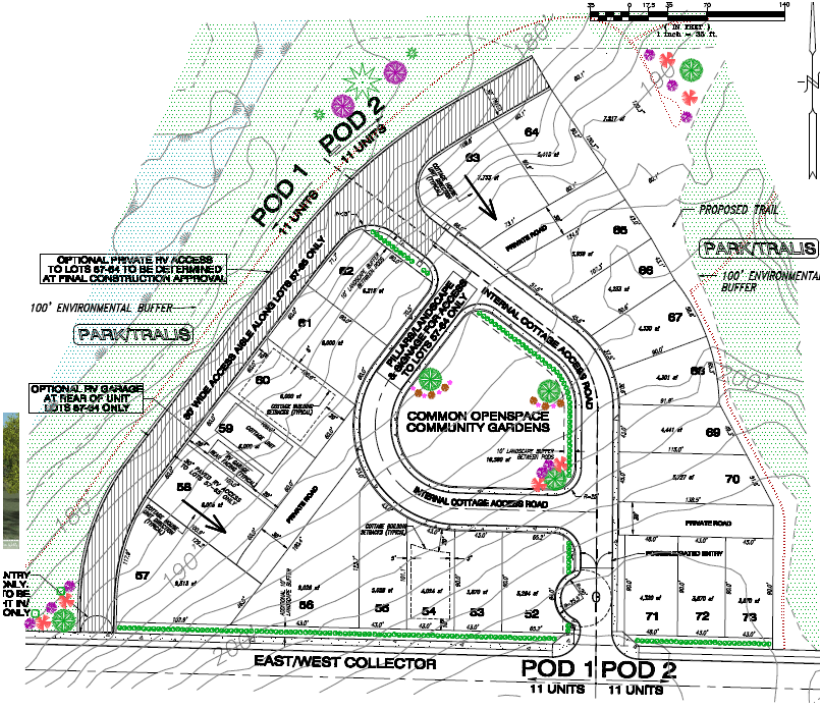
- **Policy TR-8 Transportation circulation system and connectivity**

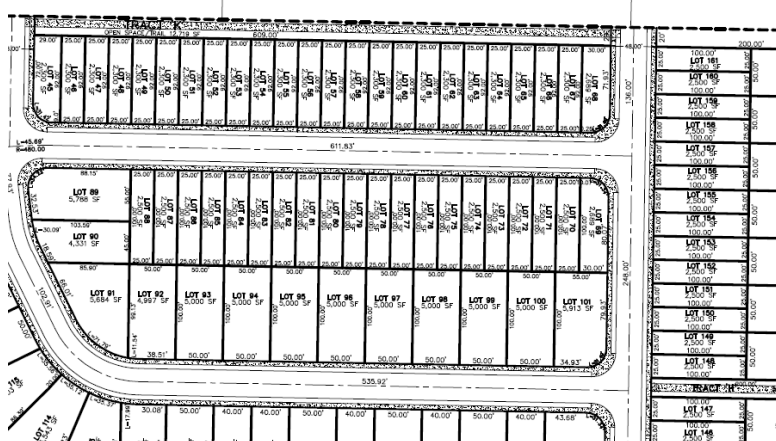
Develop a transportation grid based on reasonable block lengths that provides good connections to surrounding land uses and activity centers and allows for multiple circulation routes to and from each location, to facilitate emergency vehicle access, avoid overloading arterial streets, and reduce “out-of direction” travel. In cases where vehicle connectivity is not provided, prioritize pedestrian connectivity. Close gaps and complete system connections through the development and capital improvement processes.

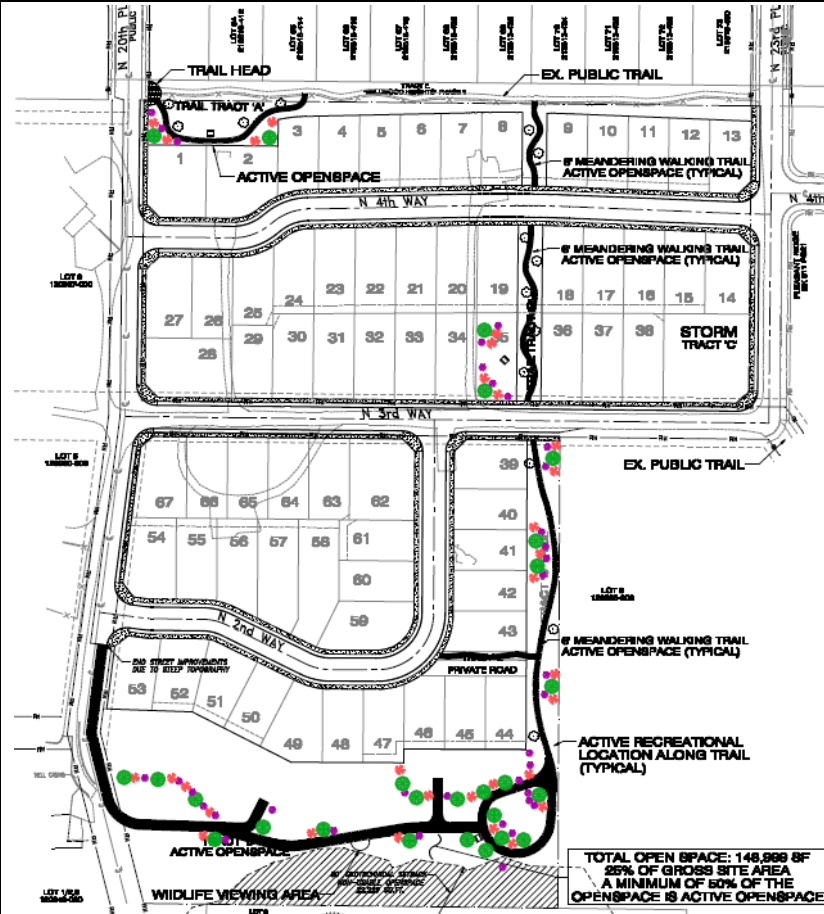
Section 2: Recent Residential Development

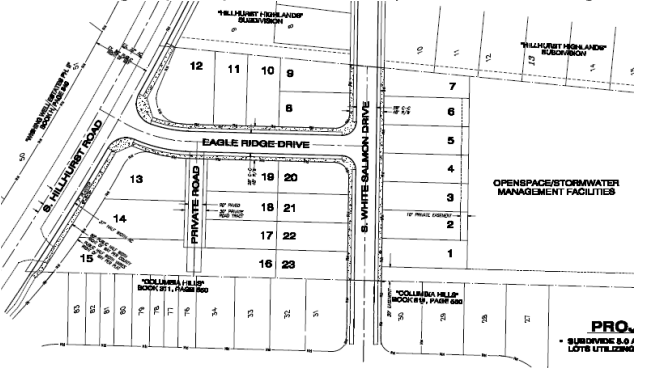
This is a brief, high-level review of recent plats provided by staff. The table is organized from low-to-high density zoning.

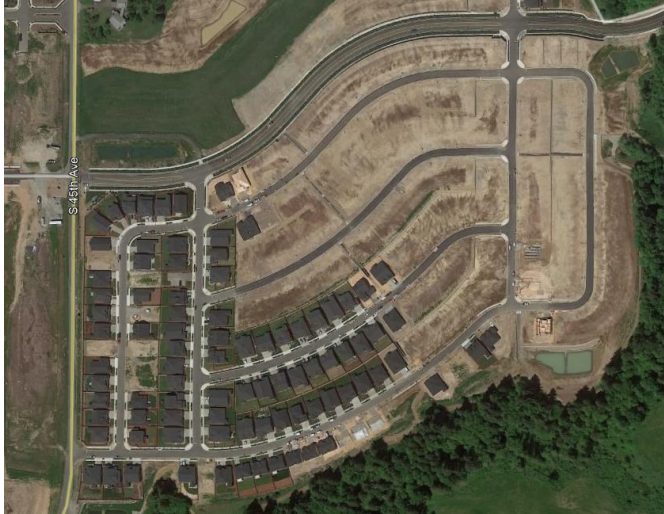
Development	Key Statistics	Notes
Hillhurst Heights PUD (2019)	Zone: RLD-4 Site size: 15 acres (6.71 net) Units: 43 Net density: 6.4 du/net acre Lot sizes: 5,000 - 9,300 SF	- Includes significant trail connections and 5.7 acres open space - Uses density transfer and PUD bonus - Appears to involve significant grading - Compact block layout that connects well to adjacent subdivision phase 
N 23rd Place PUD (2019)	Zone: RLD-4 Site size: 4.2 acres Units: 13 lots Net density: 3 units/net acre Lot sizes: 7,100 - 8,600 SF	- Project notes on sheet #4 are very helpful for identifying tract use and other design elements - this level of clarity should be required on all plat faces. - Notable for consistent buildable areas despite variation in lot size and shape.

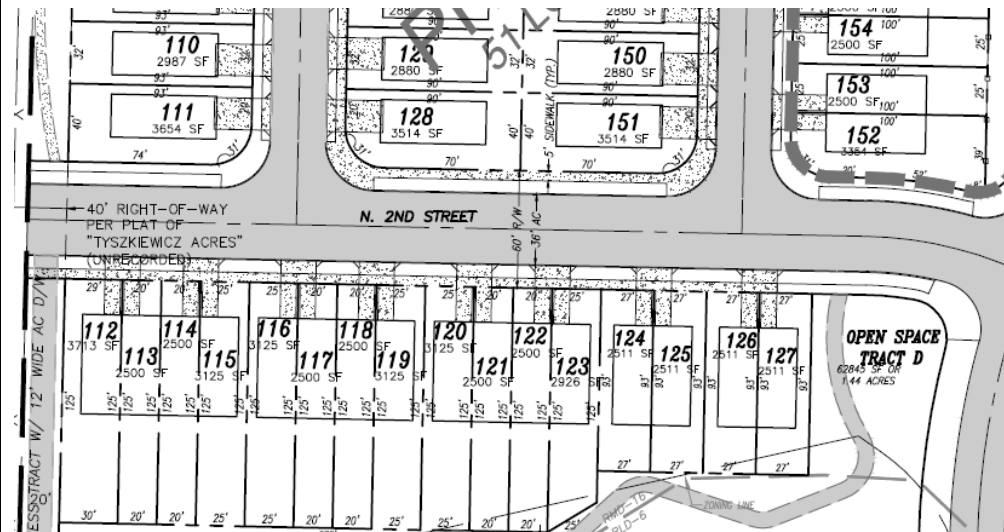
Development	Key Statistics	Notes
Paradise Found PUD (2018)	Zone: RLD-4 Site size: 111.7 acres (75 net acres) Units: 295 lots Net density: 3.92 lots/net acre Lot sizes: 4,000 - 16,000 SF	- Significant open space and trails - both at a large central area around wetlands/stream, and on periphery - Multiple through-lots, including on new internal collector street - The plat proposes "cottages" under RMC 18.210.150, but the common space is surrounded by a road and lots are configured in a typical single-family style. RV garages are also described in this area. This does meet the spirit of a "cottage" housing development. 
Vista Ridge PUD (2020)	Zone: RLD-4 Site size: 12 acres (8.4 acres net) Units: 40 units Net density: 4.7 units/net acre Lot sizes: 7,100 - 13,500 SF	- Significant open space and trail connections - Provides two future street connections to adjacent properties
Kennedy Farms East PUD (2019)	Zone: RLD-4 with Urban Holding 10 overlay Site size: n/a	Appears to include several blocks of skinny lots (25 feet wide) that are either townhouses or small detached products. Compare this to RLD-4 underlying lot width requirement of 50 feet. Lots in the NW corner will have alley access (Tract I and Tract J).

Development	Key Statistics	Notes
	Units: n/a Net density: n/a Lot sizes: 2,500 - 10,100 SF	- Multiple through-lots on Hillhurst road - Dead end street on east side of site appears to have no through-pedestrian connection, creating mobility isolation - Property split by a large wetland or stream that serves as public open space - no other internal open space is provided in walking distance of most lots 
Greely Farms PUD Phase 1 (2017)	Zone: RLD-6 Site size: 18.39 acres (11.94 net) Units: 96 Net density: 8.04 du/net acre Lot sizes: 4,000 - 6,500 SF	- Large number of through-lots on new internal collector street - Phase 3 includes two commercial lots totaling 9 acres
Kemper Loop PUD (2018)	Zone: RLD-6 Site size: 18.4 acres (7.82 useable) Units: 53 Net density: 6.7 du/net acre Lot sizes: 6,000 - 9,400 SF	- Unclear if lot #53 is intended to buildable flag lot or central open space - Western lots have significant slope setback, reducing buildable area - Note strange flag lot at end of road for lots #24 and #25
Magnolia Heights PUD (2018)	Zone: RLD-6 Site size: 3 acres gross Units: 12 lots Net density: 4.7 units/net acre Lot sizes: 7,900 - 9,100 SF	- Street entrance is offset significantly from a nearby intersection, due to existing single-family residence - No indication of common open space or trails
Union Ridge Ranch PUD (2018)	Zone: RLD-6 Site size: 14.5 acres (11.7 net acres)	Good trail connection integrated with open space

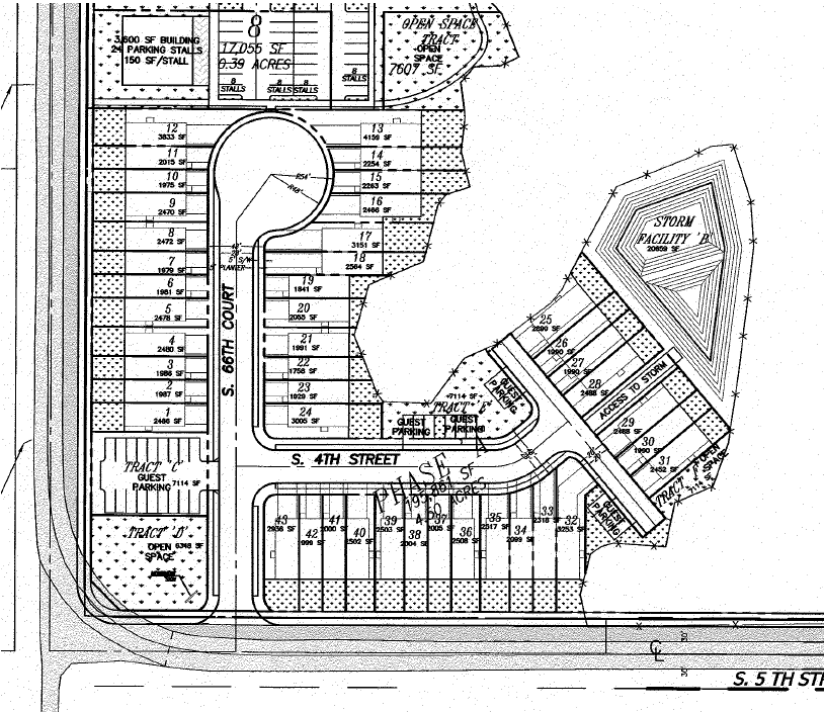
Development	Key Statistics	Notes
	Units: 67 lots Net density: 5.7 units/net acre Lot sizes: 5,162 SF average	
Cloverhill PUD (2016)	Zone: RLD-8 Site size: 125 acres (76 useable) Units: 455 lots Net density: 5.97 du/acre Lot sizes: 2,500 - 10,800 SF	• Includes a couple dozen townhouse lots (30-40' feet wide). • Appears to slightly fall short of minimum 6 du/acre. • 13th Street/Fieldcrest connection to S 45th Avenue is very pedestrian-hostile - how was this permitted? (Aerial view copied below.) • Wall along 45th Avenue (major corridor) is in place but with none of the required landscaping (as of May 2019) • Example house on 6,500 SF lot that appears to meet all of the neighborhood design standards:

Development	Key Statistics	Notes
		
Eagle Ridge Estates PUD (2019)	Zone: RLD-8 (rezoned from RLD-4) Site size: 5 acres Units: 23 lots Net density: 4.6 du/acre Lot sizes: Unknown; gross average is 9,400 SF including streets	• With rezoning note on the plat, it is unclear what the required density is. Falls short of minimum 6 du/acre in the RLD-8 zone. • Will connect White Salmon Drive through two adjacent subdivisions. • Has a large open space but it is only accessible through an out-of-the-way easement. 
Ridgecrest/Seven Wells Estates PUD	Zone: RLD-8 Site size: 143 acres Units: 340 lots Net density: 9.71 units/acre Lot sizes: 3,800 - 8,000+ SF	• Multiple through-lots on new internal collector street - but design is acceptable, with textured retaining wall and fence using terrace setback (streetview below) • Discontinuous trail connection on south side of site requires jogging sideways on streets • Net site area somehow calculated to be only 4.77 acres - must be a typo? Was this considered part of a complete application?

Development	Key Statistics	Notes
		
Taverner Ridge Phase 11 PUD (2019)	Zone: RMD-16 Site size: n/a Units: n/a Net density: n/a Lot sizes: 2,800 - 5,200 SF	One of few plats with an alleyway network

Development	Key Statistics	Notes
Kemper Grove PUD (2019)	Zone: RLD-16 Site size: 29.54 (13.34 useable) Units: 188 lots Net density: 14 du/acre Lot sizes: 3,045 SF average	- Includes a significant number of duplexes with shared driveways on 25-foot wide lots, 3,000 SF single-family on 32-foot wide lots, and several 3-4 unit townhouse buildings. 8.8 acres open space and several trail connections  The site plan illustrates the layout of the Kemper Grove PUD. It features a grid of lots, many of which are duplexes. Lot numbers and their respective square footages are provided for several lots: 110 (2987 SF), 111 (3654 SF), 120 (2880 SF), 128 (3514 SF), 150 (2880 SF), 151 (3514 SF), 154 (2500 SF), 153 (2500 SF), 152 (3364 SF), 112 (3713 SF), 113 (2500 SF), 114 (2500 SF), 115 (3125 SF), 116 (3125 SF), 117 (2500 SF), 118 (2500 SF), 119 (3125 SF), 121 (2500 SF), 122 (2500 SF), 123 (2926 SF), 124 (2511 SF), 125 (2511 SF), 126 (2511 SF), and 127 (2511 SF). The plan also shows N. 2nd Street, a 40' right-of-way, a 12' wide alley, and an open space tract of 62845 SF or 1.44 acres. A zoning line for RLD-16 is indicated.

Development	Key Statistics	Notes
Quail Hill/Pioneer East Phase 2 PUD (2018)	Zone: Employment with Employment Mixed Use Overlay Site size: 13.2 acres (9.5 net) Units: 149 lots Net density: 15.7 units/net acre Lot sizes: 2,300 - 4,900 SF	• Across the street from large warehouse - incompatible use? • Many detached skinny lots at 28 feet wide, with alley access proposed only for a single block • NW and SW corners have shared driveways for access to four lots each • Minimal common open space and small trail connections proposed 

Development	Key Statistics	Notes
Ridgefield Crossing Mixed Use (2018)	Zone: Regional Commercial with Ridgefield Mixed Use Overlay Site size: 37.3 acres (15.8 net) Units: 133 townhome lots Net density: 14.5 units/net acre Lot sizes: 2,000 - 4,100 SF	• Interesting configuration - residential development is exclusively townhouses with 8 commercial lots (horizontal mixed use) • Site is a patchwork based around a very large wetland, with stormwater facilities crammed into leftover space and common space relegated to street corners • Townhouse guest/extra parking collected in small lots  The site plan illustrates a complex residential and commercial development. It features numerous townhome lots, each numbered and labeled with its square footage (e.g., 12: 3833 SF, 13: 4126 SF, 14: 2254 SF, 15: 2253 SF, 16: 2486 SF, 17: 3155 SF, 18: 2564 SF, 19: 1941 SF, 20: 3000 SF, 21: 1881 SF, 22: 1756 SF, 23: 1828 SF, 24: 2000 SF, 25: 1887 SF, 26: 3482 SF, 27: 1714 SF, 28: 1900 SF, 29: 2602 SF, 30: 1900 SF, 31: 1465 SF, 32: 4333 SF, 33: 2069 SF, 34: 2000 SF, 35: 2000 SF, 36: 2000 SF, 37: 2000 SF, 38: 2000 SF, 39: 2000 SF, 40: 2000 SF, 41: 2000 SF, 42: 2000 SF, 43: 2000 SF, 44: 2000 SF, 45: 2000 SF, 46: 2000 SF, 47: 2000 SF, 48: 2000 SF, 49: 2000 SF, 50: 2000 SF). The plan also shows commercial lots, a stormwater facility, and various parking areas including guest parking and common space. The site is bounded by S. 6th Street to the north, S. 4th Street to the south, and S. 5th Street to the east. A large wetland area is located in the center of the site, and a stormwater facility is situated in the northeast corner.

Section 3: Code Audit and Considerations

Review of specific code sections and preliminary concepts. **Comments/questions highlighted in yellow warrant special staff review.**

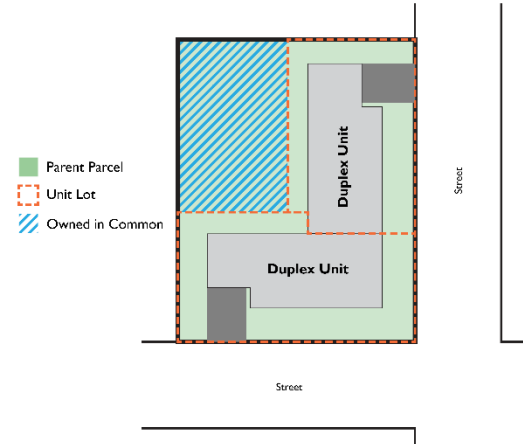
Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.100 - Definitions			
18.100.014	Cottage housing definitions: Carriage unit	A single-family dwelling unit, not to exceed eight hundred square feet in gross floor area, located above a garage structure.	This style of housing is usually considered an accessory dwelling unit, rather than a primary single-family unit. Recommend removing the maximum size from the definition - it is duplicated from the regulations in Chapter 18.210 and Chapter 18.220.
18.100.014	Cottage housing definitions: Cottage	A cottage is a small, detached dwelling unit, not larger than one thousand five hundred square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.	Again, the definition provides too much overlap with the regulations in Chapter 18.210 and Chapter 18.220. Suggest simplifying this and referring to the standards. Example from Anacortes: A small single-family dwelling that is clustered with other similar units sharing a common open space. Example from Wenatchee: "Cottage housing" refers to small and mostly detached individual dwelling units. Lots where two to three cottage houses are proposed (referred to as "infill-cottage housing") are subject to the provisions of WCC 10.47.080. Lots where four or more cottage houses are proposed are subject to the provisions of WCC 10.47.090.
18.100.014	Cottage housing definitions: Cottage housing development	A cottage housing development is a single-family housing cluster of dwelling units around a central open space with the following characteristics: A. Each unit is of a size and function suitable for a single person or very small family; B. Each unit has the construction characteristics of a single-family house;	This term is only used a single time in the RLD chapter (but not the RMD chapter) in reference to community buildings - it could likely be removed to reduce duplication in terms. However the A-D provisions could be preserved in new purpose statements and design standards for cottage housing.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.100 - Definitions			
		C. Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a party room, tool shed, garden orchard, workshop or parking areas; D. The site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.	
18.100.014	Cottage housing definitions: Two-/three unit home	A structure containing two dwelling units or three dwelling units, designed to look like a detached single-family home.	Likely delete and replace with duplex and triplex as more common and consistent terms. This is only used in section 18.220.145 - not even the master use table.
18.100.016	Duplex	A house containing two individual single-family dwelling units that are separated from each other by one-hour firewall or floor/ceiling; does not include approved accessory dwelling unit.	The reference to "house" and to "single-family dwelling units" is likely not necessary and could add more confusion than help. Consider using a similar format as the Triplex definition which refers to "a multi-dwelling structure". The one-hour firewall specificity is likely not necessary and may create overlap with the building code. This is not mentioned in the Triplex definition. The allowance of side-by-side or stacked units is good. The ADU clarification is helpful.
18.100.016	Dwelling—Multifamily	A building or portion thereof designed or used as a residence by four or more families, and containing four or more dwelling units. The land underneath the structure is not divided into separate lots. This definition includes apartments.	Definition appears workable and is comparable to other communities.
18.100.016	Dwelling—Single-family	A building designed or used for residence purposes by not more than one family, and containing one dwelling unit only.	Note: This is referenced in the duplex and triplex definitions. See other notes related to this. Seems to overlap with the term "Dwelling—Single-family detached." The terms might be consolidated.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.100 - Definitions			
18.100.016	Dwelling—Single-family attached	A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units, such as row housing, duplexes, triplexes and townhouses. An attached dwelling does not share common floor/ceilings with other dwelling units.	Overlap with duplexes and triplexes could be confusing. Rowhousing is a more dated/east coast term. Consider renaming the term to <i>Dwelling—Townhouse</i> and using elements of the existing Townhouse definition in 18.100.048. Example definition from Wenatchee: “Townhouse” means a row of at least three attached single-family dwelling units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouses are also referred to as “zero lot line residences.” Townhouse design standards are set forth in WCC 10.47.130.
18.100.024	Height	The height of a structure measured from the average existing grade to the highest point of the roof or structure.	Definition seems largely workable. Have staff had any issues with cuts/fills and measuring from “existing grade”? Some communities measure to the midpoint of sloped roofs, to incentivize/facilitate sloped roofs. We noticed that the zoning standards have different height limits for pitched roofs already, but there is no definition of that. A supporting graphic may be helpful for staff and applicants.
18.100.032	Corner lot	A lot abutting two or more streets at their intersection, or a lot abutting a street with an interior angle of one hundred thirty degrees or less.	A graphic clarifying what the angle requirement means could be helpful.
18.100.038	Open space	Land designated for common or public use, and land where development is prohibited under this title. Open space includes all unbuildable land. Open space shall be shown clearly on the preliminary plat and site development plan approved by the planning commission. Open space may be publicly (dedicated) or privately owned.	This may need to be expanded to add private open space/recreational space for residential developments, as it is not clear that would be applied here. Alternatively, use a different term for the subject. In any case it will be important because the new housing standards will include open space provisions.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.100 - Definitions			
18.100.040	Parent parcel	Those lawfully established lots, parcels or tracts of land that exist with separate deeds, from which subsequent lots, parcels or tracts are created.	This is only used twice in code under these sections: 18.210.030 - Lot requirements 18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development). It may be modified if standards for unit lot subdivisions are added (see proposed definition for that below). Here is the draft we are using in East Wenatchee. "Parent parcel" means the whole original parcel or lot underlying a unit lot subdivision created through Chapter 16.17 EWMC and which is used for the application of zone dimensional standards of Title 17.
18.100.040	Planned unit development (PUD) process	A method of developing land, and may be combined with the subdivision or site plan review processes. In exchange for providing specific amenities and for conserving open space, density bonuses and increased development flexibility are provided. The PUD process allows for higher densities on buildable lands while restricting development on critical areas. See Chapter 18.401.	No changes recommended.
18.100.046	Setback	The minimum allowable horizontal distance from a given point or line of reference, such as a street or right-of-way, to the nearest vertical wall or other element of a building or structure as defined herein.	While a little more nuanced than other jurisdictions, this definition appears workable and doesn't need any changes - unless staff have any issues to report.
18.100.046	Setback—Front yard	A space extending the full width of the lot between the front property line and the yard setback line which is measured perpendicular from the front lot line to the minimum yard setback line.	In Anacortes and other communities we have removed the term "yard" to reduce confusion on the relationship between yards, setbacks, and lawns/landscaping. Here, for instance, this would be renamed to "Front setback" and it would refer to "distance" from the front property line, rather than describe "a space".
18.100.048	Townhouse	A form of attached housing. A townhouse is a single-family dwelling unit and lot available for purchase that has the following attributes:	See notes above on "Dwelling—Single-family attached" re: potential consolidation.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.100 - Definitions			
		A. Is structurally attached to at least one other dwelling unit; B. Each dwelling unit is attached by not more than two vertical party walls; C. Is part of a group of two or more such units; D. Is separated by a common party fire retardant wall having no doors, windows or other provisions for human passage or visibility; and E. Has its own front and rear yard access.	Example definition from Wenatchee: "Townhouse" means a row of at least three attached single-family dwelling units in which each unit has its own front access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls. Townhouses are also referred to as "zero lot line residences." Townhouse design standards are set forth in WCC 10.47.130.
18.100.048	Triplex	A multi-dwelling structure that contains three primary dwelling units on one lot. Each unit must share a common wall or common floor/ceiling with at least one other unit.	The reference to "one lot" may be a barrier to multi-building developments and could potentially be removed. This restriction is not mentioned in the Duplex definition. The allowance of side-by-side or stacked units is good.
18.100.058	Yard	An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward except by vegetation and except as may be specifically provided in the code.	See notes above on "Setback".
18.100.060	Zero lot line development	A development where a building is located on a lot in such a manner that one or more of the building's sides rest directly on a lot line.	If new standards are added, add a cross-reference.
18.100.060	Zone Zoning district	Zone. A specifically delineated area or district in a municipality within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings. Zoning district. Mapped areas of the city where there are specific standards governing the use of land, water and air, and where development is uniformly regulated.	In other jurisdictions where these terms are duplicative we typically recommend replacing "zoning district" with "zone" as a simpler term.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.100 - Definitions			
		Zoning districts implement the policies and map designations of the RUACP.	
N/A	Courtyard apartment	[Currently no definition.]	Consider a simple definition like we used for Wenatchee: "Courtyard housing" means small multifamily units arranged around a courtyard and complying with the provisions of WCC 10.47.120.
N/A	Unit lot subdivision	[Currently no definition.]	Consider adding a definition if procedures for this type of subdivision are added. "Unit lot subdivision" means a subdivision of land within a parent parcel that creates individual sellable lots. See Chapter X for unit lot subdivision procedures. 

Section	Topic	Notable code excerpts			Comments/considerations																								
Chapter 18.205 - Uses																													
18.205.020	Master Use Table	<table><tr><td>SPECIFIC LAND USE</td><td>RLD4 RLD6 RLD8</td><td>RMD 16</td></tr><tr><td>Single-Family Attached Residential</td><td>P-L</td><td>P-L</td></tr><tr><td>Single-Family Detached Residential</td><td>P</td><td>P-L</td></tr><tr><td>Duplex</td><td>P</td><td>P-L</td></tr><tr><td>Accessory Dwelling Unit</td><td>L</td><td>L</td></tr><tr><td>Home Occupation</td><td>L</td><td>L</td></tr><tr><td>Multifamily Residential</td><td>N</td><td>P</td></tr><tr><td>Manufactured Home Park</td><td>P</td><td>P</td></tr></table>			SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	Single-Family Attached Residential	P-L	P-L	Single-Family Detached Residential	P	P-L	Duplex	P	P-L	Accessory Dwelling Unit	L	L	Home Occupation	L	L	Multifamily Residential	N	P	Manufactured Home Park	P	P	If triplexes, cottages/carriages, townhouses, etc. are meant to be interpreted under either “single-family attached” or “single-family detached”, it would help reduce ambiguity for applicants/staff by listing those other housing types directly in the table. Calling them out would also be a small way to promote them to builders. As part of the Commerce action, at the minimum Triplexes should be explicitly listed under the same zones “single-family attached” currently is. Duplexes are already allowed in the same zones where “single-family detached” is allowed, which allows them on corner lots and which basically already meets the Commerce action. It appears that the strict density restrictions may be the primary limiting factor for duplexes (and where allowed, triplexes, and townhouses) as they appear to be allowed subject to the basic minimum lot size for any lot (outside of a PUD). We also heard that a duplex requires separate building permits? Listing “L” Limitations at the bottom of this table, rather than a separate chapter with supplemental design standards, is somewhat cumbersome. We often try to include a more direct code link in those cases. General note - listing prohibited uses with “N” makes the table cluttered and slow to read. The trend has been to leave the cell blank for quicker interpretation.
		SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16																									
		Single-Family Attached Residential	P-L	P-L																									
		Single-Family Detached Residential	P	P-L																									
		Duplex	P	P-L																									
		Accessory Dwelling Unit	L	L																									
		Home Occupation	L	L																									
		Multifamily Residential	N	P																									
Manufactured Home Park	P	P																											
			These standards are fairly common - we’ll be interested in staff’s feedback and any information available on how common ADU construction is.																										

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.205 - Uses			
		A.2 The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.	Since carriage units above garages are allowed for cottage developments the RLD and RMD zones, and small lots less than 5,000 SF may have detached garages, allowing detached ADUs on small lots warrants consideration.
		A.7.ii In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.	If this public notice requirement is not also in place for construction of single-family homes, it seems to present an unfair barrier.
18.205.030.M	Limitations - Duplex	In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.	This should be clarified to say "duplex buildings". MAKERS will add special design standards just for duplexes/triplexes, and update the cross-reference as needed. Lastly, such standards should probably apply to even singular duplex buildings. This raises the question mentioned in the definitions review - can more than one duplex building be placed on a single lot? The definition for triplex implies that is not allowed. <i>I assume that two or more duplexes on a lot simply qualify as multifamily.</i>
18.205.030.W	Limitations - Multifamily Residential	1. In the CNB, CCB, and OFF zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.	Any changes needed here?
18.205.030.EE	Limitations - Multifamily Residential	1. Single-family attached dwellings in the RLD-4, RLD-6, RLD-8 and RMD-16 zones must meet the standards of RDC 18.220.140. 2. In the RLD-4, RLD-6, RLD-8, and RMD-16 zones, single-family attached residential development must meet the density standards of the zone.	(1) RDC 18.220.140 provides special setbacks for townhouses in the RMD-16 chapter, including the allowance of zero feet for side yards. This is a bit of an awkward cross-reference - standards for specific housing types should perhaps be collected in a central location and would apply to all zones. (2) This may be redundant.
18.205.030.FF	Limitations - Single-Family Detached Residential	1. In the RMD zone, single-family detached residential development shall only be approved if the minimum density standard of the RMD-16 zone are met.	Minimum 8 units/acre and maximum 16 units/acre.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.205 - Uses			
		2. Only single story structures are permitted.	It is not clear that item (2) applies only to the RMD zone without looking back at the master use table. How has this been received by builders? Staff have noted that the single-story limitation is meant to encourage cottage developments instead of skinny detached single-family. This is beating around the bush and could be more directly addressed - for example, by actually prohibiting regular single-family detached in the RMD-16 zone.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
18.210.010	Purpose		These are surprisingly progressive purpose statements for a low density zone, and will provide good support for this code project and updated zoning/design standards.
18.210.015	Applicability	B. The city shall place an urban holding (UH) overlay on all lands which are not adequately served by necessary capital facilities. The UH overlay shall limit residential densities to one unit per lot, or one unit per ten acres, whichever is greater, until urban services...	It looks like most of the UH areas are outside city limits, with small exceptions. Any update on planned infrastructure improvements in these areas?
18.210.020	Uses	C. Uses Approved Through the PUD Process. Additional commercial uses are allowed in the RLD zone that are permitted, limited, or conditional uses in the CNB district through the PUD process provided they directly support a residential development of at least one hundred units. 1. The maximum ratio of developed commercial acreage to developed residential acreage shall be 1:20; that is, no more than one acre of commercial land may be approved for each twenty acres of developed residential land, exclusive of open space. 2. The maximum commercial acreage for uses otherwise prohibited in the RLD zone which may be approved through the PUD process, without a plan amendment, is three acres.	(A) and (B) seem to be redundant of the Master Use Table and Limitations section. (C) is interesting - have any recent PUDs incorporated commercial development? <i>Claire noted they have not.</i> Any perceived barriers or reasons for opposition? Permitted CNB commercial uses include bed and breakfasts, general retail, restaurants, artisan goods (limited), vet clinics, med clinics, daycare, office, community facilities (conditional), and other low-impact uses. These are all desirable to be within walking distance of residential areas.
18.210.030	Lot requirements	B. Maximum lot area for new lots created after the effective date of this title shall not exceed one hundred fifty percent of the minimum lot size for the zone in which the lot is located established in Table 18.210.040-1. New lots shall also meet the minimum density requirements established in Table 18.210.050-1...	(A) is redundant of Table 18.210.040-1, which is two sections down. Note that these can be adjusted in PUDs. (B) could be consolidated into Table 18.210.040-1 directly as a maximum lot size. Another option is to remove it, since the minimum density requirements of section .050 effectively control lot size.
18.210.035	Green design	Utilize at least two green design "practices" from a list of 5 features plus an "other" option. Applies to single-family development only.	How is this working so far? Some jurisdictions require (1) in basic landscaping standards. <i>Claire noted that implementation of this provision isn't officially tracked.</i>

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
18.210.040	Dimensional standards	Footnote (2) The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.	Minimum lot width circle may be helpful as an alternative to lot width. The rear yard setbacks of only 5-10 feet are fairly small and don't provide much useable space. The table footnote (2) should add further clarification about applicable townhouse developments.
18.210.045	Setbacks—Exceptions		We suggest allowing up to 6' projection for porches and covered entries. It appears this exceptions section is duplicated with the RMD zone and possibly others. We suggest a unified, central setback projections code section to reduce redundancy across the code.
18.210.050	Density requirements	RLD-4: 4 min., 4 max. RLD-6: 4 min., 6 max. RLD-8: 6 min., 8 max.	The rigid 4 units/acre - which must be met exactly - in the RLD-4 seems unrealistic. It was brought up by several stakeholders and will be addressed.
18.210.060	Neighborhood design standards	B. Applicability. The standards of this section apply only to low density residential developments with five or more lots vested after the effective date of this ordinance.	Many of these standards are fairly good and could be considered for all single-family developments, not just subdivisions, to help promote good design citywide.
		C. Architectural features	Good list - we'll be interested to learn which features are most popular and which are not being built. On item (4), "covered outdoor area", we can suggest integrating this into minimum standards for open space on small lots.
		D.2 Front façade features	Break up (a) and (b) further into lists rather than long paragraphs.
		D.3 Facing housing types	This may be a barrier to providing housing variety as it reduces site planning flexibility.
		D.4 Alley access required	This is an important and useful provision but appears to not be used in practice very much since alleys are not being built in most subdivisions. We'll review if block/lot design standards should be updated or if alleys should be required.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
18.210.065	Additional design provisions along major corridors.	C.1 Install a fence or wall continuously along the entire lot lines facing major corridors as listed in subsection (A).	This assumes none of the abutting lots get access from the major corridors - this would make single lots inaccessible, since this applies to "all lots", unless there is an unwritten implication that driveway openings are allowed. A minimum of six feet height is provided, but there is no mention of a maximum. We recommend 7 feet max, and incorporating an allowance or requirement for 50% transparency along the top portion. Also consider consolidating all fence-related issues in Chapter 18.740 - Fences And Walls. Perhaps the City might consider other options – such as encouraging allow loaded lots with bigger front yard setbacks along arterials – to avoid the fenced speedway design. Bozeman, MT has done this with great success (we will share images).
		C.2 ... to give the appearance of earth tone stone with columns or physical indentations in the fence or wall at least every fifty lineal feet to reduce the massing effect of the fence material...	Generally these fence standards appear workable. This item would benefit from example graphics/photos.
		D. Landscaping	The landscaping standards appear workable. But why not also refer to the "L" level of landscaping standards in 18.725.030, as done elsewhere in code?
18.210.080	Vehicles in residential zones		Consider consolidating all parking-related issues in Chapter 18.720 - Off-Street Parking And Loading.
18.210.090	Off-street parking	B. ...at least eighteen linear feet of driveway shall be provided between any garage or carport entrance and the back side of the sidewalk...	Consider 20 feet driveway length to reliably capture most personal vehicles. This also leaves more room to walk around parked vehicles. Alternatively, require 20-foot garage setbacks in section .040 to help create a more pedestrian-oriented character (compared to 10-15 foot yard setbacks currently).

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
18.210.110	Fences and walls		Consider consolidating all fence-related issues in Chapter 18.740 - Fences And Walls.
18.210.120	Accessory structures and dwellings	A.1.b For single-family detached dwellings, garages or carports either detached from or attached to the main structure shall be set back from the front building facade, including covered porches, by a minimum of four feet... ...Garage doors may be located forward of the front face of the residential structure and be located in up to fifty 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 thirty percent of the wall facing the street.	See notes above about garage doors. Consider making this requirement more visible by moving it to the dimensional table. Requiring architectural treatments for side-facing garage doors is common, but it is unusual to allow garages within the setback and could be a problem - how close to the street they can get is unclear.
		c. For single-family attached dwellings, garages or carports either detached from or attached to the main structure shall not protrude beyond the front building facade.	With new duplex/triplex/townhouse-specific design standards, this section could possibly be deleted/consolidated.
18.210.130	Special provisions for the downtown transition area.	B. District boundaries...	Consider mapping this as an overlay on the zoning map directly, instead of hiding in this section.
18.210.130	Special provisions for the downtown transition area.	C. Uses. Within the downtown transition area, limited commercial and office activity may be allowed...	Ensure townhouses and other denser housing types are allowed in the transition areas as well, which are zoned RMD-8.
18.210.140	Special provisions for townhouse developments.	A. Refers to RMD-16 chapter for townhouse standards	Recommend creating a centralized/consolidated townhouse design standards section.
		B.1 Minimum lot width may be reduced to thirty feet [from standard 50 feet]. B.2 Minimum lot area may be reduced to two thousand five hundred square feet [from standard 5,000-10,890 square feet].	Even 30 feet is somewhat wide for individual townhomes. Consider unit lot subdivision standards that allow individual lots to be sized and configured more flexibly, while requiring the parent lot to meet the requirements of the zone. See notes on this subject elsewhere.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
18.210.150	Cottage/carriage/two-three unit homes	C. Applicability. The housing types described in this chapter may be used only in the RLD-4, RLD-6, RLD-8, and RMD-16 zones.	The inclusion opportunity for small duplex/triplex options with double density is a unique provision – has this been used before? Particularly compared to the standard larger sized duplexes and triplexes? Consider separating the location of these housing type standards outside of the zone provisions – for overall visibility/usability and to provide more user-friendly text and graphics. There is also a instance of duplication here - the same text for all of .150 is also in section 18.220.145. Section (D) mentions the RMD-16 zone even though this chapter is for the RLD zones. Recommend consolidation of housing type design standards.
Table 18.210.150-1	Cottage/carriage/two-three unit homes		Based on its location in the definitions, and the “development size” row in this table, we’re guessing that carriage (above garage) units are only allowed in cottage housing developments. That distinction could be made more clear. However, because these are similar to detached ADUs, we may suggest reorganization of related standards for these units. When writing new/separate duplex/triplex standards, we will copy the existing dimensional requirements over for consistency (and track changes from there as needed).
Table 18.210.150-1	Density limit for all three types of housing	2 times the maximum density allowed in the underlying zone, up to a maximum of 16 units per net developable acre.	This is a considerable development incentive, as it applies not just to cottages but also duplexes/triplexes. It is surprising then, that local developers have not leveraged it as much.
Table 18.210.150-1	FAR limit for all three types of housing	0.35	This might work for most examples, but could be more challenging for the duplex/triplex options in the RLS-8 and 16 zones. Consider a sliding scale FAR based on zone/density.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
			Another option, particularly for the RLD -8 and 16 zones is to remove FAR limits and let the setbacks, parking requirements, landscaping requirements, and open space requirements to effectively limit building bulk.
Table 18.210.150-1	Development size and review process		This does not specify that cottages must be built in groups/clusters. While allowing duplex and triplex cottages is workable, this code makes the assumption that builders will combine larger duplex and triplex buildings with smaller cottages. That would be an unusual configuration, and a distinct review type for this specific situation may not be worth the effort.
Table 18.210.150-1	Common open space for all three types of housing	400 square feet per unit. Private open space is also encouraged.	This is consistent with other communities we have worked in. Another option for duplex/triplex is to require common space equaling 10 percent of the lot size. Consider a related requirement for private open space of 200 square feet that is separate from porches (currently private open space is simply “encouraged”).
Table 18.210.150-1	Location	Separation from other such developments: 1—9 Units: 250 feet 10—19 Units: 500 feet 20—24 Units: 750 feet	While this was probably implemented for political reasons, it could considerably limit the number of available sites for duplexes and triplexes. The “allow duplexes on all corners” action will also need to override the 250 feet limitation.
Table 18.210.150-1	Minimum Required Yards	Front: 20 feet (compared to 10-15 for underlying zone) Other: 10 feet (compared to 5-10 rear and 5 side for underlying zone)	Recommend deferring to the underlying zone to make this simpler, but adding minimum building separation such as 10 feet.
Table 18.210.150-1	Lot coverage	50% for all types (compared to 45-50% for underlying zone)	Recommend deferring to the underlying zone to make this simpler.
Table 18.210.150-1	Attached Covered Porches	Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides.	These are reasonable dimensions.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
Table 18.210.150-1		Footnote 3. Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed 250 square feet. Footnote 4. Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed 750 square feet.	Unclear if the garage sizes are included in the calculations for maximum home sizes. 1,500 square feet for cottages may be smaller than other new homes in recent subdivisions, but it is still rather large. Consider a limit of 1,250 or 1,200 square feet. The limits for duplexes/triplexes could also be adjusted upwards to the same range, to allow for 2/3/4-bedroom units. These numbers all assume 250 square feet per single-car garage - which equals dimensions of 25'x10'. Allowing 300 square feet might allow a little extra flexibility, especially considering that many garages double as workshops or storage. This was confirmed by one stakeholder.
Table 18.210.150-1		Footnote 7. FAR regulations are calculated using the entire development site. FAR for individual lots may vary. Footnote 10. Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.	Consider unit lot subdivision standards which would include this type of provision to allow for design flexibility.
18.210.150	E. Community Buildings and Community Space in Cottage Developments		Consider examples of uses to help give builders an idea of the benefit of community buildings. Clarify how community buildings factor into common open space calculations. ADU option from Anacortes: "A shared community building may contain one attached accessory dwelling unit..."
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	b. Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of	Seems like an excessive review action for the City - suggest letting it be up to the designer, or requiring the porch/entry face the lower-traffic street unless it doesn't make sense due to specific site situation.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
		way, the city shall determine to which right-of-way the entrance or porch shall be oriented.	
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	c. Required Common Open Space. v. Trees larger than eighteen inches diameter at breast height shall be retained and protected during site construction.	The common open space standards are generally good. Is this unique to cottage developments? If so that is a further disincentive. If this is an important tree standard, then it should be fairly applied across all residential development types to level the field.
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	d. Shared Detached Garages and Surface Parking Design. i. Shared detached garage structures may not exceed four garage doors per building, and a total of one thousand two hundred square feet.	Assuming 25 feet depth, maximum length is 48 feet. Also consider clarifying whether the four garage doors must be "single wide", or if they can be "double wide".
		iii. Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping that achieves eighty percent opacity or architectural screening.	Why not refer to the "L" level of landscaping standards in 18.725.030, as done elsewhere in code?
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	v. Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least twenty feet.	This is fairly limiting - consider clusters of 5-8 parking spaces.
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	e. Low Impact Development.	While these are worthy objectives, if they are not equally applied to other types of housing types, this appears to be a development disincentive. A search of the LID term finds no results anywhere else in the code. We can suggest consolidating a code-wide LID standard in a central place, such as the Landscaping chapter.
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	f. Two/Three-Unit Homes and Carriage Units within Cottage Projects. Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.	This is pretty buried, and as noted elsewhere, also an unusual code organization. Allowing attached cottages should be carried forward.
18.210.150	F.1 Design Standards and Guidelines, <u>Cottage Projects</u>	g. Variation in Unit Sizes, Building and Site Design.	While a worthy goal, it is difficult enough to incentivize cottages in the first place. The intricacies in facades are usually located in the "front" which faces toward the

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.210 - Residential Low Density Districts (RLD-4, RLD-6, RLD-8)			
		ii. ...Dwellings with the same combination of features and treatments may not be located adjacent to each other.	interior and not as visible from the street. Consider striking.
18.210.150	F.2 Design Standards and Guidelines, Two/Three-Unit Homes <u>Not Included</u> in Cottage Developments.	Two- and three-unit homes are an allowed use on individual lots in the RLD-4 and RLD-6 zones.	Again, structuring this with the assumption that duplexes/triplexes will be mixed in with cottages makes for awkward navigation. Suggest untangling all of these housing types. This is contrary to the Master Use Table, which says Duplexes are also permitted in the RLD-8 zone with no limitations.
18.210.150		a. Entries. Two- and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys... ... A multiple-unit home may use no more than one entry on each side of the structure.	The first part is key, based on early stakeholder feedback. The latter entry requirement is perhaps desirable for corner duplexes, but not always feasible for regular lots and it could be even more difficult for triplexes. Consider relaxing this standard.
18.210.150		c. Garages and Surface Parking Design.	The feasibility of these standards will be assessed against the size of available lots.
18.210.150	G. Review Process.	Singular duplex or triplex - Type I site plan review Cottage or multiple duplexes and triplexes - Type II	This duplicates the standards in Table 18.210.150-1.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.220 - Residential Medium Density District (RMD-16)			
18.210.010	Purpose.		Consider breaking into list form like the RLD purpose statements.
18.210.015	Applicability	C. Full site improvements are required for parking, lighting, landscaping, walkways, storage space, and service areas if a development proposal is: 1. New development; 2. Expanding the square footage of an existing structure by twenty percent; or 3. The construction valuation is fifty percent of the existing site and building valuation.	Unusual code location for these design-specific provisions - and it's not consistent with the RLD chapter which has no such statement.
18.220.020	Uses	Refers back to master use chart, which allows SF subject to density minimums and must be single story.	Has SF single story been built in zone using this provision?
18.220.035	Green design	Utilize at least two green design "practices" from a list of 5 features plus an "other" option. Applies to single-family and multifamily.	How is this working so far? Some jurisdictions require (1) in basic landscaping standards.
18.220.040	Dimensional standards	Includes a min lot size of 2,500.	We've found this to be the smallest a lot can go to include detached SF and include some usable yard space, but it is very challenging to make it work. You nearly have to use a zero lot line configuration, unless it is a super small house. Any examples of SF in zone and how small of lots are they built on?
		Includes a rear setback of only 5'	This is the smallest rear setback for such a zone that we've ever seen in the state. Again, curious if developments are using this min - as I wonder how they are integrating usable yard space. We'll look at min usable space for all the housing types.
		Includes height limit of 35', 40' with pitched roof	Good approach to us - but "pitched" appears to be undefined. We would suggest defining as minimum slope 3:12 or 4:12.
		Includes max lot coverage and impervious surface of 60% and 75% respectively.	These seem workable/generous given the density - assuming that there haven't been any issues - particularly with lot coverage?
18.220.045	Setbacks—Exceptions	No special exception for porches and covered entries. B.1. The only projections that may extend into a five-foot yard setback are:	We suggest allowing up to 6' projection for porches and covered entries.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.220 - Residential Medium Density District (RMD-16)			
			Unclear how to interpret B.1 - are these items allowed in 10-foot setbacks? Or only in 5-foot setbacks? Address popular features such as neighborhood library boxes. It appears this is duplicated with the RLD zones and possibly others. We suggest a unified, central setback projections code section to reduce redundancy.
18.220.050	Density	8-16 dwelling units per net developable acre	Numbers seem appropriate – though an alternative approach we've used is to loosen up the maximum (particularly for townhouse developments, which could get above 20 relatively easily) and let the height and parking be more of the limitation. What are the typical densities being built at in the zone? Lower or higher end?
18.220.060	Site design and pedestrian circulation	A. All residential buildings shall be separated by a minimum of twenty feet Other provisions address pedestrian access and orientation.	How is this applied on adjacent sites/property lines? Seems excessive. The other access and orientation provisions look good and include the right exceptions.
18.220.065	Architectural design	Overview – covers exterior materials, façade, roofline, and garage issues.	There are decent design provisions here – but there are no supporting graphics – and we're wondering if there's interest in fine tuning this and including graphic examples? We also need to examine for potential elements that may be missing – usable open space/recreation space is a key item, but maybe its covered elsewhere?
		A. Materials provisions.	Materials provisions look good given density. For higher density – you might consider more conditions on the use of EIFS and cement board.
		B. Façade articulation provisions. Sub items (2) and (3) involve larger buildings and need to articulate/modulate. (4) involves blank wall treatments.	How is the toolbox provision in (1) working out? Some good/bad photo examples might be helpful (?) Items (2) and (3) could be tightened up – and curious if there have been any challenges.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.220 - Residential Medium Density District (RMD-16)			
			Re (4) I had to check blank wall definition – which allows a wall up to 30 linear which we’d suggest is far too large.
		C. Rooflines. Buildings shall avoid straight, unvaried rooflines exceeding sixty lineal feet...	This toolbox list looks good.
		D. Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building facade.	As noted in section .100, consider a separate setback provision for garages.
18.220.070	Additional design provisions along major corridors		Same concerns as the RLD zone - access, consolidation of standards, landscaping, etc.
		B. If the residential structure includes multiple dwelling units facing Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, or South Royle Road, each unit shall have: 1. French doors as prescribed in RDC 18.210.065.B.1. 2. A covered deck/patio as prescribed in RDC 18.210.065.B.2.	What is the purpose of these standards if there is going to be a 6-foot fence blocking view of them from the street? The covered deck/patio will be more visible than the French doors. Note, (1) is a cross-reference to a section that does not exist - French doors are not mentioned anywhere in that chapter. (2) is also a cross-reference to a section that does not exist.
18.220.095	Vehicles in residential zones.		Consider consolidating all parking-related issues in Chapter 18.720 - Off-Street Parking And Loading.
18.220.100	Off-street parking	B. ... at least eighteen linear feet of driveway shall be provided between any garage or carport entrance and the property line abutting the street...	Consider 20 feet to reliably capture most personal vehicles. Alternatively, require 20-foot garage setbacks in section .040 to help create a more pedestrian-oriented character (compared to 10-15 foot yard setbacks currently).
		C. 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.	The cross-reference seems to provide a massive loophole - RDC 18.720.020.C says, “Off-street parking spaces for dwellings shall be located on the same lot with the dwelling.” 99.9% of parking lots will meet that requirement, thus allowing parking between the street and the building.
18.220.110	Landscaping	C. Along arterial and collector streets, buildings shall be set back a minimum of twenty feet from the street and shall be screened and landscaped to an L2 or L3	This is inconsistent/overlapping with Table 18.725.050-1, which says 10’ of L4 for RMD sites next to (all types of)

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.220 - Residential Medium Density District (RMD-16)			
		standard depending upon the topography and traffic volume.	streets. Further, building setbacks could be consolidated in a single code section, 18.220.040.
18.220.115	Open space and recreation	A. Twenty-five percent of the net developable acres of each RMD development shall be provided as landscaped open space or common recreation areas.	The "OR" is a considerable ambiguity. Also how does this work with 18.725.055, where RMD landscaping minimum is also 25%?
		B. Common recreation areas shall be provided for each RMD development as follows: 1. Minimum one hundred seventy square feet per three-bedroom unit or larger. 2. Minimum one hundred thirty square feet per two-bedroom unit. 3. Minimum one hundred square feet per studio or one-bedroom unit.	So this is on top of the 25% for minimum landscaping? (A) makes it unclear. Suggest 150 square feet for 3-beds - otherwise it's a considerable disincentive to build those family-sized units.
		C. Common recreation areas must be accessible by all residents and may include the following: ...	Mentions indoor areas and balconies. The wording of "Twenty-five percent of the net developable acres" seems to imply all such spaces must be outdoors and ground level. These features are not listed for PUDs - shouldn't they be?
18.220.120	Fences and walls		Consider consolidating all fence-related issues in Chapter 18.740 - Fences And Walls.
18.220.125	Storage space and service area location and screening.		We assume this applies to duplexes, triplexes, and townhomes as well since they are "multiple-dwelling developments".
18.220.130	Accessory structures and dwellings.		No comments.
18.220.140	Townhouse design	A. Setbacks. Front - 10 feet Rear - 10 feet Side yard - 0 - 5 feet Street side yard - 10 feet	Consider unit lot subdivision provisions to avoid having unique setbacks for townhouses, and rely on the underlying zoning.
		B. Design standards.	Recommend creating a centralized/consolidated townhouse design standards section. Townhomes in the RLD zones are referred to this RMD chapter.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.220 - Residential Medium Density District (RMD-16)			
			The standards are largely good - we have notes on a few individual items.
		B.3. In single-family attached residential development, no building consisting of two or more townhouses may have the same front facade as any other building within two hundred linear feet, on either side of the street...	This is highly restrictive.
		C.3.d In each building of townhouse units, no more than fifty percent of the garages within the building may extend beyond the front plane of the primary facade of the dwelling unit.	We would suggest no part of the garage may extend past the façade.
		D.1 Provide two hundred square feet of enclosed private outdoor living area per bedroom for each individual townhouse dwelling unit... OR D.2 Provide two hundred square feet of common indoor or outdoor recreation area per bedroom for each individual townhouse dwelling unit...	This is a confusing pairing - townhouses are occupied by a single household, so what is the difference between "enclosed private outdoor living area" and "common outdoor recreation area"? We often suggest simply that outdoor space must be equal to 10% of the gross floor area. Also ensure balconies and roof decks are mentioned as options - here, it only allows yards to be used.
18.220.145	Cottage/carriage/two-three unit homes		See extensive notes for the RLD zone on this topic.

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.401 - Planned Unit Developments			
18.401.010	Purpose	Main emphasis: • Integrated system of streets, trails and public spaces consistent with city plans • allow flexibility in site planning, building design, open space, parks and trails, circulation facilities • planned development equal to or superior to traditional lot-by-lot subdivisions • Promote flexibility, variety and innovation in site and building design	Purpose/criteria look good and we'll be curious if these statements have had an impact as a negotiating tool in enhancing the design of subdivisions. <i>We spoke about this with Claire on a Teams call – the language is good, but when it comes to detailed development review, the specific parameters are most critical.</i>

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.401 - Planned Unit Developments			
		Emphasis on environmental protections, multi-modal accessibility, and transition to adjacent areas	
18.401.020	Applicability	- Required for all subs with 10+ lots AND include critical areas. - Its optional for other subs. - Requires Type III process (quasi-judicial, which seems appropriate)	<i>Per interviews, there may be only one subdivision with more than 10 lots that has not gone through a PUD process (subdivision without critical areas)!</i>
18.401.030	Permitted uses	Allows uses beyond what's allowed in underlying zones	Has the City approved any such uses not otherwise allowed in the zone in any PUDs? <i>Per Claire, no.</i>
18.401.050	Approval procedures	Requires a community meeting	Curious of how these meetings have gone, how much participation, how useful they've been, and whether updates are needed? <i>Claire noted that they've worked pretty well for the most part.</i> Staff reports applicants run these and they are useful.
18.401.080	General conditions	Common open space – requires 25% gross site – clarifies what can't be included (streets, stormwater ponds unless within a public park) - Min. 50% of space in a centralized "main facility" - The rest – dispersed open spaces	Based on interviews and analysis, the quality and integration of the open space hasn't been consistently great.
18.401.080	Perimeter compatibility	C.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 property abutting the PUD perimeter is zoned RLD or RMD, and is less than five acres and greater than twenty thousand square feet	This somewhat difficult to sort out when it applies, and it implies an extra 20 feet setback is required "or else".
		C.3.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.	In other communities we've applied the 75% rule – meaning that lots must be at least 75% of the size of minimum lot size of adjacent zone. Current provision requires 100%.
		C.3.c Allowed uses for perimeter lots in the RLD zone shall be limited to single-family detached residential.	This is pretty restrictive for housing variety – particularly since base RLD zoning allows for duplexes anyhow. What if the adjacent subdivision has townhouses or duplexes on the edge too? The new/updated design

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.401 - Planned Unit Developments			
			standards we propose will be intended to support neighborhood compatibility (most importantly rooflines, landscaping, façade design, parking location, etc.), so it is possible this use requirement could be relaxed or removed.
18.401.090	Site plan requirements	Includes a wide range of policy like provisions and some minimum prescriptive requirements.	We will certainly look closely at some of these provisions, notably: • A & C regarding open space location and design • E & U regarding streetscape design • D & R regarding circulation and trail connections. Staff – we didn't notice any standard on maximum block sizes? Has it been difficult in managing block sizes??? • I regarding minimum frontage (developer asked about option for 25' wide front loaded lots provided design mitigated impacts). • J regarding yards and setbacks, most notably provisions for minimum usable open space.
18.401.100	Limits on modifying standards.	A.4 Lot size [may be modified], provided that no lot is less than 65% of the minimum lot area in the underlying zone, or four thousand square feet, whichever is greater, except in the RMD-16 zone.	65% = lots of min. 7,000, 4,680 & 3,250sf in the RLD 4, 6 & 8 respectively. Perhaps any consideration on adjusting the 65% rule down to 50%? Have PUD's been pushing on that 65% threshold – or more typically well above it???
18.401.110-170	Time requirements and extensions, bonding and enforcement, Parties bound, Homeowner association, building permits, recording, and revocation		Staff – any issues/problems here we should examine?

Section	Topic	Notable code excerpts	Comments/considerations
Chapter 18.600 - Subdivisions			
Consider adding a unit lot subdivision chapter/provision. These allow for fee simple lots that are popular for townhouse and cottage housing that provide a more functional alternative to condominiumizing units (helps to work around construction defect litigation challenges with condos). Such a provision could fit right after binding site plans and before subdivisions.			
18.600.030	Purpose City engineering standards for public works	The city of Ridgefield Engineering Standards for Public Works are adopted herein by reference and supplement the design and improvement standards of this chapter	Staff – any issues/problems here we should examine? Can we get a copy of these standards? Curious how street widths, planting strips, sidewalk widths and related design issues are addressed.
Chapter 18.630	Design requirements	Street connectivity/block size?	Issue not addressed for non-PUD projects – and perhaps not sufficiently for PUDs either.

Ridgefield HB 1923 Code Updates

Stakeholder Interviews Summary

September 2020

What is most important about this project to you?

- Creating affordable housing options and being strategic about how to use the city's vacant land.
- Getting public input on design issues and providing clear choices to the decision-makers.
- An end-product code that is clear and well-written, and results in built products to be proud of.

What do think is the most challenging or urgent housing issue in Ridgefield?

- Increasing housing prices and a low supply in all sectors. There are especially few affordable options for low-income buyers, renters, and seniors (empty-nesters).
- It's not clear that transportation infrastructure is keeping up with growth.
- Downtown is the core of the city and should not be forgotten for its infill opportunities.

Are there good or bad examples of recent housing projects?

- National homebuilders tend to have lower-quality products and they know how to find code loopholes.
- Some past subdivisions (e.g. Bellwood Heights, Cedar Ridge) had cookie-cutter design and poor façade materials that prompted Council to make code changes, and more recent projects have improved in quality (e.g. Pioneer Canyon, Green Gables).
- The PUD open space standards aren't preventing some bad designs that relegate parks to leftover parcels or near busy streets.

If you work with the code, what works well and what needs improvements?

- Multiple stakeholders commented that various setbacks and lot coverage requirements reduce the viability of multiplex development.
- Incentives or requirements for a variety of lot widths could help offer more price points and diversity of housing designs.
- The PUD code is not explicit that ADUs, duplexes, and triplexes are allowed.
- The single-family detached design standards offer too much flexibility with surface-level "menu" options. Standards for multiplexes and townhouses are lacking and more specificity would be welcome.
- Garages are being built too small and driveways are too short - so storage forces cars onto the streets.
- The code allows CC&Rs to ban renters, which reduces housing options. This should be revised if multiplexes are going to be further encouraged.
- Pre-application meetings and PUD neighborhood meetings work well.
- Levels of review and the amount of public notice for certain housing types should be examined.

Other notes and ideas.

- Alley-loaded lots would improve the streetscape, but buyers avoid them because of smaller backyards.
- Downtown has some existing duplexes and triplexes that fit in well, partially thanks to their minimal driveway/parking footprint. More multiplexes in downtown is desirable if they can retain this pattern.
- Duplexes and triplexes may appeal to some people because of the smaller yards, lower maintenance needs, and lower utility costs.
- Residents and local builders are very engaged with local government. Providing project information and soliciting feedback early on will help smooth the adoption process.
- Visual examples and standards will be important for this project.
- Ridgefield's impact fees are high, and separate building permits being required for multiplexes is a barrier.

Ridgefield HB 1923 Code Updates

November 17, 2020 Online Workshop and Surveys Summary

Format and Attendance

This report is part of the 2020-2021 Ridgefield Housing Code Update project. To share code concepts and gather community feedback, an online workshop was conducted as a Zoom webinar hosted by the City of Ridgefield. At its peak, nine people were recorded attending the meeting (in addition to staff and consultants).

The event began at 6:00 PM and concluded at approximately 7:50 PM.

Staff from MAKERS led a presentation starting with project background information, including the technical and geographic scope, project schedule, project objectives, and policy review and audit findings. Live surveys and discussion helped gather real-time feedback.

After the workshop, a copy of the slideshow, a video recording, the same two surveys were posted online.

Visual Preference Survey

MAKERS presented 21 questions surveying the audience on their visual preferences for residential buildings and residential subdivisions. The images represented a mix of single-family and multiplex architectural styles and configurations. MAKERS explained how to use the webinar's built-in polling function, and invited the audience to opine using a 1-5 rating scale on each image:

- 5. Great example!*
- 4. Generally like*
- 3. Neutral*
- 2. Generally dislike*
- 1. Strongly dislike*

Several audience members had difficulty completing the visual preference survey. They were invited to take the SurveyMonkey.com version, which was posted later that week and replicated the workshop for people not able to attend live. Between five and seven people (among nine audience members) responded to each question at the live workshop.

The online survey had the same images and questions, including written feedback options. The workshop slides and video recording were linked so that online survey takers could receive the same background information. The online visual preference survey was available from November 19 to December 2. A total of 463 people responded to the online survey, and 243 written comments were submitted.

An average score for each question was developed (5 being great, 1 being strongly disliked). The two tables below summarize these scores and written feedback. Note that workshop scores are generally higher than the online scores.

Building Images

These images were not supported by any verbal or written description in the surveys. Survey takers were not provided the number of units, but the type of product is listed here for reference.

Question/Image	<i>(How would you feel about this building if it were built in Ridgefield?)</i>	<u>Live Workshop</u> Average Score	<u>Online Survey</u> Average Score	Written Comments Summary
1	 Duplex	3.4	3.1	• Like the porches, landscaping, and long sidewalks • Looks upscale • The setback helps reduce the perceived density • Where is the parking? • Compatible with current neighborhoods
2	 Single-Family	3.6	3.5	• Compatible with current neighborhoods
3	 Triplex	3.0	2.6	• Distinct, modern, and functional without being overpowering in size • Compatible with current neighborhoods
4	 Fourplex	1.8	1.6	• Visually boring

Question/Image (How would you feel about this building if it were built in Ridgefield?)		Live Workshop Average Score	Online Survey Average Score	Written Comments Summary
5	 Single-Family	3.0	2.3	• Cookie-cutter feel and poor landscaping
6	 Duplex	3.2	2.6	• Don't like the amount of driveway • Compatible with current neighborhoods • Cookie-cutter feel and poor landscaping
7	 Triplex	1.7	1.3	• Visually boring • Looks cheap
8	 Duplex	4.0	3.0	• Distinct, modern, and functional without being overpowering in size • Geometric design does not mesh with small town feel
9	 Fourplex	2.5	1.9	• Don't like the amount of driveway • Visually boring and no style • Cookie-cutter feel and poor landscaping • 3-story homes don't fit well in Ridgefield

Question/Image	(How would you feel about this building if it were built in Ridgefield?)	Live Workshop Average Score	Online Survey Average Score	Written Comments Summary
10	 Single-Family	3.2	2.9	Distinct, modern, and functional without being overpowering in size
11	 Duplex	3.2	2.5	- Distinct, modern, and functional without being overpowering in size - Geometric design does not mesh with small town feel
12	 Fourplex	2.7	2.3	- Cookie-cutter feel and poor landscaping 3-story homes don't fit well in Ridgefield
13	 Triplex	2.3	2.6	Way too much concrete in front

Subdivision Images

In the survey, these images were supported by a verbal or written description of the main features to help orient viewers to the birds eye view. Except for #3, the location of each subdivision was not shared with survey takers, but it is listed here for reference.

Question/Image (How would you feel about this subdivision if it were built in Ridgefield?)	Live Workshop Average Score	Online Survey Average Score	Written Comments Summary
1  Monroe, WA	3.4	2.9	Block sizes should be standardized and connected for ease of walkability and navigation
2  Olympia, WA	3.4	2.2	Parks should have street visibility and access to all
3  Ridgefield, WA	4.1	3.4	- This design is why people purchase in Ridgefield - Pedestrian connections for cul-de-sacs is paramount
4  Pierce County, WA	3.0	2.3	The green space is not functional
5  Monroe, WA	3.6	2.9	No comments.
6 	3.0	2.0	- Connectivity is important in high-density subdivisions - Lots are too small

	Lacey, WA			
7	 Lacey, WA	3.0	1.8	• Mix of products is good but this lacks amenity space
8	 South Jordan, UT	4.0	2.4	• Crams people in to make money • Variety of housing choices, access, and amenities is great • Like the open space but not the multifamily buildings • The more green space, the better • Feels less robotic and more dynamic • Blocks are too long and encourage speeding

Survey of Preliminary Concepts

Next, MAKERS presented 14 questions surveying the audience on preliminary concepts for zoning, housing design, and subdivision design in Ridgefield. Prior to each question, MAKERS explained the issue being addressed and the rationale for the proposed concept. MAKERS invited the audience to opine using a 1-5 rating scale on each image:

- 5. Great idea/high priority*
- 4. Good idea*
- 3. Neutral*
- 2. Not good*
- 1. Very bad idea*

Seven to eight people (among nine audience members) responded to each question at the live workshop.

The concepts survey was replicated on SurveyMonkey.com for people not able to attend the live workshop. The workshop slides and video recording were linked so that online survey takers could receive the same background information and question leadup. The concepts survey was also available from November 19 to December 2. A total 176 people responded to the online survey (note: the most responses were to the first three questions, and responses dropped off further into the survey).

An average score for each question was developed (5 being great, 1 being very bad). The table below summarizes these scores and written feedback.

Note About the Online Survey Results

The minimum time necessary to complete the online concepts survey was estimated by MAKERS as 15-20 minutes. This estimate accounted for the extensive amount of background information, question leadup, and explanatory graphics that supported each concept at the live workshop, but it also assumed most respondents would not view the workshop's video recording (which was not posted until November 25 and is approximately 1 hour and 50 minutes long). Some key information and graphics were copied into the online version for seven questions, and each question was also accommodated by a page reference to the workshop slideshow.

The SurveyMonkey.com reports the "typical" online survey completion time was 5 minutes. If accurate, this likely demonstrates that many online respondents did not read or benefit from the additional background information available to participants at the live workshop. This may explain at least part of the difference in scores.

Concepts Feedback Scores

Question/Concept <i>(What do you think of this concept?)</i>		Live Workshop Average Score	Online Survey Average Score
1	Require a mix of housing types in large subdivisions.	3.6	2.4
2	Incentivize a mix of housing types in large subdivisions.	4.0	2.3
3	BOTH OF THE ABOVE: Require (#1) AND incentivize (#2) a mix of housing types in large subdivisions in the RLD-4, -6, and -8 zones.	3.3	2.4
4	Limit new single-family detached homes in the RMD-16 zone to no more than 50% of dwelling units in new subdivisions.	3.3	2.4
5	Downtown Transition Area – Update zoning to better encourage infill development (duplexes & small single-family homes).	3.9	2.7
6	Update the duplex and triplex driveway/garage standards to create more attractive street frontages.	4.5	3.9
7	Update townhouse garage, driveway & façade standards to create more attractive street frontages.	4.6	3.9
8	Update the open space standards for duplexes and triplexes to clarify the standards and add a minimum dimension of 15 feet.	4.3	3.8
9	Update the open space standards for townhouses to clarify the standards and require covered porches or entries.	4.1	3.9
10	Require that all detached single family lots set aside at least 10% of the lot for useable open space – featuring a minimum dimension of 15 feet.	4.1	4.0
11	Require some modulation of front yard setbacks in new subdivisions to avoid repetitive designs.	4.0	3.9
12	Strengthen trail standards by requiring at least 1 lineal foot of trail per 3 lineal feet of subdivision perimeter length.	4.3	4.2
13	Prohibit reverse frontage lots (wall-lined streets) on all but the three major corridors.	3.8	3.7
14	Require at least 25% of new lots on larger subdivisions to have alleys, and update alley standards to improve appearance and function.	3.8	2.7

Live Workshop Q&A Discussion

Throughout the live workshop the audience was invited to type written questions with the webinar's built-in Q&A function. Below are key points of discussion (paraphrased), with the project team's responses in *orange text*:

- There was interest in the corner duplex requirement under the Commerce grant: Where the idea originates, and whether more cars are parked on the street around this type of housing which may cause a safety issue at intersections. *The idea is that corners present the opportunity for duplexes to mimic a single-family home by presenting two "fronts", one facing each street, helping them better blend in with single-family neighborhoods. Off-street parking is required for duplexes, and public works standards determine where signs are posted that prohibit cars from parking too close to intersections.*
- Will there be any type of requirements on the trails? *Yes. In addition to requiring a minimum amount of trail length in new subdivisions (see concept #12 above), MAKERS may propose new/updated standards for the design of trails such as width, surface materials, and landscaping.*

- Does concept #2 mean that a duplex or triplex would be considered one unit, and developers could have 4 duplexes per acre in an RLD-4? *Yes, in RLD-4, the concept for a density incentive means a duplex would count as one unit, and a triplex would count as 1.5 units. This couldn't be used for the entire subdivision, however; MAKERS proposes caps on the number of duplexes and triplexes that can be built in any subdivision using this incentive.*
- How is missing middle housing integrated lower density zones? All of the proposed concepts are intended to help integrate missing middle homes in lower-density neighborhoods and subdivisions and create a mixture of housing types. *This is proposed to be achieved by adjusting the dimensional standards for lots, along with requiring open space and yards, updating the architectural requirements to ensure high-quality construction, updating parking and driveway requirements to reduce street impacts, and other concepts discussed at the workshop.*
- Currently there isn't really any vacant land in downtown. Are we encouraging knocking down older, historical homes to promote density? *The City wouldn't be active in encouraging teardowns, but the proposed revisions (concept #5) would provide more options for property owners looking to redevelop or get more value out of their property. In recent years staff have talked with some property owners who wish to do this but current standards make it prohibitive.*
- Are alleys private roads or public roads? Who maintains? *In most cities alleys are usually public, but in subdivisions like in Ridgefield they would most likely be private owned and maintained by the homeowners' association.*
- Sometimes I see cars parked on the sidewalk. Most cars are longer than the driveways in some of the subdivisions. *The minimum driveway length in new subdivisions is generally 18 feet, which is slightly longer than the average car length. We'll consider changing this to 20 feet.*
- Some of the required walls are nice brick or precast. Some are fir boards and look cheap, and sometimes the materials differ between phases in the same subdivisions. Maybe some standards are needed. *It may be that less attractive walls were built before the current standards were adopted, which do require "the appearance of earth tone stone", but this will be further reviewed in the code drafting.*

Other written comments at the live workshop:

- The image showing the corner lot concept is a great idea.
- All ideas that increase variety and livability are encouraged!
- Thank you everyone. This was a great and very informative workshop.
- This was a great workshop. Thank you!

Online Survey Written Comments

A summary of online comments are provided below.

Visual Preference Survey (VPS) - Comments Summary

Generally, there is general concern with development on farmland, losing the small-town aesthetic and character of Ridgefield, and profit-driven development. Many commenters said all development should be halted, or that only single-family housing should be built. More specific themes are summarized below.

VPS – Building Comments

Note: The few comments on specific building images are in the survey question table above. Most other comments, summarized here, were not directly related to the images presented.

- There is general concern that new housing will not have any yards or trees, or will have yards that are too small for children and pets to run around.
- There was slightly more openness to duplexes than triplexes, but overall attached products are perceived as low-income housing that will lead to trash, overcrowding, and reduced property values.
- Some commenters perceive attached products as “multifamily”, and that such housing is not family-friendly and will overload public infrastructure and services like roads and schools.
- There is general concern with small side setbacks that place buildings close together, and lots that are too small to park boats and RVs.
- There was general concern with apparent lack of parking for both residents and visitors in the survey images.
- Several commenters noted that some subdivisions have too many cars that block the view of homes, or cars block sidewalks because driveways are not long enough and many people own full-sized pickup trucks.
- Several commenters said garages should not be the largest part of the building that faces the street.
- Architectural detail is needed on new homes such as trim and plenty of windows. Design standards should also ensure attached units are independent or separate to avoid a cookie cutter look. There was openness to both traditional and modern styles.
- There were several comments about providing accessible housing to support aging in place and people with disabilities.
- Housing is becoming unaffordable for the younger generation and groups like veterans.

VPS – Subdivision Comments

Note: The few comments on specific subdivision images are in the survey question table above. Most other comments, summarized here, were not directly related to the images presented. Themes were largely similar to the above Buildings section – only new themes are summarized below.

- One commenter noted subdivisions should be modeled after historic neighborhoods, such as using home designs with porches and rear garages.
- Transit is needed if density is going to increase.

- Subdivision image #8 (South Jordan, UT) was a particular favorite among commenters for its variety of housing types, the access configuration, and amount of open space.
- Many new homes in the images do not have useable yards.
- Larger lots are needed, with numbers cited ranging from 12,000 square feet to 0.5 acres.
- If lots are not big enough for large yards and gardens, the subdivisions should be required to integrate community gardens and more park space within walking distance. Subdivisions generally need more green space and also amenities like sport courts.
- Trails should be well-separated from homes so they are enjoyable to use.
- There was a mix of support and opposition for alley-loaded subdivisions designs. Concerns frequently related to maintenance and neighborly interactions.

VPS - Good and Bad Housing/Subdivision Examples

Several commenters suggested specific development examples to aspire to or to avoid.

Good examples:

- Downtown Ridgefield and the variety of homes there
- The Wishing Wells development and its open space
- Seven Wells
- Osprey Pointe development
- Bellwood Heights
- The first phase of Taverner Ridge
- Mount Vista
- Battle Ground's urban village area near Grace Street
- Vancouver's Hough and Arnada neighborhoods
- Portland's Laurelhurst neighborhood
- Lake Oswego, OR
- Wilsonville, OR
- River Park in Oxnard, CA, specifically Nimes Lane
- Middleton Hills, Middleton, Wisconsin

Bad examples:

- Pioneer Canyon
- Taverner Ridge (specifically, being able to see in people's backyards)
- Teal Crest (boxy homes)
- North 33rd Court
- North 3rd Street
- Salmon Creek
- Battle Ground
- Hazel Dell

Survey of Preliminary Concepts – Comments Summary

Generally, many respondents are concerned about the changing landscape in Ridgefield and a desire to keep those aspects of Ridgefield that drew people. More specific themes are summarized below.

- It appears the city planners are just attempting to cram in as many as people as possible, which could result in crime, low-quality architecture, and low property maintenance.
- Separating the entryways helps create the look of a single home even though it is multi-unit.
- Some HOAs don't allow tall trees. More trees should be encouraged and required.
- Require more than 10% open space on lots. Decks should not count.
- Parks are not a replacement for private yards.
- Trails should not be counted as required open space, especially if they are slim.
- Alleys promote crime and outdoor storage. Alleys should only be used for duplexes and apartments, not single-family areas. Further, alleys are not necessary if lots are large enough.
- By the time these code changes are adopted, a lot more homes will be built. Consider going further such as only allowing 60% of homes to be a single type.
- Require façade variety, including more color.
- Downtown should be left alone and encouraged for business development instead.
- The City's dark sky requirements are not being followed.

Workshop Outreach Summary

Staff used the following methods to conduct outreach and announce the November 17 event and online surveys:

- November 17 online workshop invitation:
 - Advertised in *The Columbian* (11/3)
 - Posted on the project website (11/3)
 - Posted on the City Facebook page (11/4)
 - Sent to the Community Development updates email distribution list (11/4)
 - Emailed to stakeholder interviewees, Planning Commissioners, and City Council members with a request to distribute the invitation to neighbors and colleagues (11/4, 11/17)
- Online survey links:
 - Posted on the project website (11/19)
 - Posted on the City Facebook page (11/19)
 - Sent to the Community Development updates email distribution list twice (11/19, 11/30)
 - Emailed to online workshop attendees, stakeholder interviewees, Planning Commissioners, and City Council members with a request to distribute the links to neighbors and colleagues (11/20)
- Housing workshop presentation:
 - PDF posted on project website (11/18)
 - Online workshop video posted to the project website and the City YouTube page (11/25)

Amendments to the Ridgefield Municipal Code

Housing Code Update

DRAFT February 18, 2021

MAKERS
architecture • planning • urban design

Washington State
Department of
Commerce

RIDGEFIELD

About This Draft

MAKERS has collaborated with Ridgefield planning staff in crafting this first draft 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

Draft Organization

By chapter, the draft is organized in this order:

- Definitions
- Permitted uses (housing types)
- Residential use and design standards
- Residential Low Density Districts standards
- Residential Medium Density District standards
- Planned unit development standards
- Off-street parking standards

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.
- 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
Draft Organization	2
Tracking Proposed Changes	2
Chapter 18.100 - DEFINITIONS	5
18.100.014 - "C" definitions.	5
18.100.016 - "D" definitions.	5
18.100.034 - "M" definitions.	6
18.100.034 - "S" definitions.	6
18.100.048 - "T" definitions.	6
Chapter 18.205 - USES.....	7
18.205.010 - Purpose.	7
18.205.015 - Use types.....	7
18.205.020 - Master use table.	7
18.205.030 - Limitations.....	11
Chapter 18.206 – RESIDENTIAL USE STANDARDS [NEW]	14
18.206.010 – Purpose.	14
18.206.020 – Single-family design standards. [Relocated from 18.210.030].....	14
18.206.030 – Accessory dwelling units (ADU). [NEW + Relocated from 18.205.030.A]	23
18.206.040 – Cottage housing. [NEW - Replaces 18.210.150]	24
18.206.050 – Duplex and triplex. [NEW - Replaces 18.210.150]	29
18.206.060 – Townhouse. [NEW + Updated from 18.220.140].....	37
18.206.070 – Multifamily design standards. [Relocated from 18.220.065 and 18.220.115].....	46
Chapter 18.210 - RESIDENTIAL LOW DENSITY DISTRICTS (RLD-4, RLD-6, RLD-8).....	49
18.210.010 - Purpose.	49
18.210.015 - Applicability.....	49
18.210.020 - Uses.....	49
18.210.025 - Dimensional and density standards.	49
18.210.030 - Lot requirements.....	52
18.210.040 - Setbacks—Exceptions.....	53
18.210.050 - Green design.	57
18.210.060 - Design provisions along major corridors.	57
18.210.070 - Signs.	60
18.210.075 - Exterior lighting.	60
18.210.080 - Vehicles in residential zones.	60
18.210.090 - Off-street parking.....	60
18.210.100 - Landscaping.....	60
18.210.110 - Fences and walls.	60
18.210.120 - Accessory structures and dwellings.....	60
18.210.130 - Downtown transition area.	61
18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).....	63
Chapter 18.220 - RESIDENTIAL MEDIUM DENSITY DISTRICT (RMD-16).....	68
18.220.010 - Purpose.	68
18.220.015 - Applicability.....	68
18.220.020 - Uses.....	68
18.220.025 - Dimensional and density standards.	69
18.220.030 - Lot requirements.....	70
18.220.040 - Setbacks—Exceptions.....	70
18.220.050 - Green design.	72
18.220.060 - Site design and pedestrian circulation.	72
18.220.070 - Design provisions along major corridors.	73
18.220.080 - Signs.	74
18.220.090 - Exterior lighting.....	74
18.220.095 - Vehicles in residential zones.	74

18.220.100 - Off-street parking.....	74
18.220.110 - Landscaping.....	74
18.220.120 - Fences and walls.	75
18.220.125 - Storage space and service area location and screening	75
18.220.130 - Accessory structures and dwellings.....	75
Chapter 18.235 - MIXED-USE DISTRICTS (CMU, WMU, WLS, LRV)	79
18.235.010 - Purpose.	79
18.235.020 - Special provisions for the central mixed use district.	79
18.235.025 - Special provisions for the Downtown Arts Quarter.....	79
18.235.030 - Special provisions for the waterfront mixed use (WMU) district.	79
18.235.040 - Special provisions for the waterfront low scale (WLS) district.	79
18.235.050 - Special provisions for the Lake River view protection overlay district.	79
18.235.060 - Special provisions for the Ridgefield Mixed-Use Overlay (RMUO).	79
Chapter 18.401 - PLANNED UNIT DEVELOPMENTS.....	82
18.401.010 - Purpose.	82
18.401.020 - Applicability.....	82
18.401.030 - Permitted uses.	82
18.401.040 - Information requirements.....	82
18.401.050 - Approval procedures.	82
18.401.060 - Mix of housing types required. [NEW]	82
18.401.070 – Trails. [NEW].....	83
18.401.080 - General conditions.	86
18.401.090 - Site plan requirements.....	90
18.401.100 - Limits on modifying standards.	94
18.401.110 - Time requirements and extensions.	94
18.401.120 - Bonding and enforcement.....	94
18.401.130 - Parties bound.	94
18.401.140 - Homeowner association.....	94
18.401.150 - Building permits.	95
18.401.160 - Recording.	95
18.401.170 - Revocation.	95
Chapter 18.720 – OFF-STREET PARKING AND LOADING	96
18.720.010 - Purpose and application.....	96
18.720.020 - General provisions.	96
18.720.030 - Number of spaces required.	96
18.720.040 - Off-street parking lot design.	96
18.720.050 - Off-street loading.	96

Chapter 18.100 - DEFINITIONS

Note that we've only included new and edited definitions and key definitions that relate to the housing code.

18.100.014 - "C" definitions.

Cottage housing definitions.

Carriage unit. A single-family dwelling unit, not to exceed eight hundred square feet in gross floor area, located above a garage structure.

Cottage. A cottage is a small, detached dwelling unit, not larger than one thousand five hundred square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.

Cottage housing development. A cottage housing development is a single-family housing cluster of dwelling units around a central open space with the following characteristics:

- A. Each unit is of a size and function suitable for a single person or very small family;
- B. Each unit has the construction characteristics of a single-family house;
- C. Units may be located on platted lots or as units in a condominium and may share use of common facilities such as a party room, tool shed, garden orchard, workshop or parking areas;
- D. The site is designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.

The below term is not used anywhere in code and is covered by new/updated terms for duplex and triplex.

~~**Two-/three-unit home.** A structure containing two dwelling units or three dwelling units, designed to look like a detached single-family home.~~

18.100.016 - "D" definitions.

~~**Duplex.** A house containing two individual single-family dwelling units that are separated from each other by one-hour firewall or floor/ceiling; does not include approved accessory dwelling unit.~~

Dwelling definitions.

Dwelling or dwelling unit. Living accommodations serving an individual family or household, comprised of one or more rooms and kitchen facilities including any building or portion thereof, designed or used as the residence. See also definitions of specific dwelling types: accessory dwelling unit, apartment, duplex, live/work unit, townhouse.

~~**Dwelling—Duplex.** A house building on a single lot containing two individual single-family dwelling units that are separated from each other by one-hour firewall a wall or floor/ceiling. This definition does not include; does not include approved accessory dwelling units.~~

Dwelling—Multifamily. A building or portion thereof designed or used as a residence by four or more families, and containing four or more dwelling units. The term also includes one to three dwelling units in a mixed-use building. The land underneath the structure is not divided into separate lots. This definition includes apartments.

Dwelling—Single-family. A building designed or used for residence purposes by not more than one family, and containing one dwelling unit only. The term "single family home" or "home" is also used to describe a single family dwelling.

The single-family attached term is being replaced by new and updated terms for duplex, triplex, and townhouse.

~~**Dwelling—Single-family attached.** A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units, such as row housing, duplexes, triplexes and townhouses. An attached dwelling does not share common floor/ceilings with other dwelling units.~~

Dwelling—Single-family detached. A dwelling that is physically separated from other dwellings.

Dwelling—Single-family detached, small lot. A dwelling that is physically separated from other dwellings and on a lot 5,000 square feet or less in area.

Dwelling—Townhouse. A dwelling unit, located on its own lot, in a row of at least two such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

Dwelling—Triplex. A building on a single lot containing three individual dwelling units that are separated from each other by walls or floors/ceilings. This definition does not include accessory dwelling units.

18.100.034 - "M" definitions.

Missing middle or Missing middle housing means housing products and dwelling units other than standard single-family dwellings and multifamily dwellings. Duplexes, triplexes, townhouses, accessory dwelling units, cottage housing, and small-lot single family are included in this definition. 18.100.046 - "S" definitions.

Mixed-use building. A building that includes ground level floor area designed for permitted non-residential uses and at least one residential dwelling unit above the ground level.

18.100.034 - "S" definitions.

~~**Single-family attached residential.** See "Dwelling—Single-family attached."~~

18.100.048 - "T" definitions.

The townhouse and duplex definitions are replaced with new definitions under D dwellings.

~~**Townhouse.** A form of attached housing. A townhouse is a single-family dwelling unit and lot available for purchase that has the following attributes:~~

- ~~A. Is structurally attached to at least one other dwelling unit;~~
- ~~B. Each dwelling unit is attached by not more than two vertical party walls;~~
- ~~C. Is part of a group of two or more such units;~~
- ~~D. Is separated by a common party fire retardant wall having no doors, windows or other provisions for human passage or visibility; and~~
- ~~E. Has its own front and rear yard access.~~

~~**Triplex.** A multi-dwelling structure that contains three primary dwelling units on one lot. Each unit must share a common wall or common floor/ceiling with at least one other unit.~~

~~**Two-/three-unit home.** See "Cottage housing: Two-/three-unit home."~~

Chapter 18.205 - USES

18.205.010 - Purpose.

No changes proposed

18.205.015 - Use types.

No changes proposed to subsections A-C

It is common practice in the state for prohibited uses to have the table cell blank (), which helps provide a much quicker read of the uses allowed and prohibited in each zone. So, we suggest removing all of the N symbols in the master use table.

- D. Prohibited Uses. Uses listed in Table 18.205.020-1 with an empty cell () ~~an "N"~~ are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of RDC 18.340, Nonconforming Uses.

No changes proposed to subsections D-F

18.205.020 - Master use table.

Cross-references have been added to provide user-friendly link to applicable housing type standards. Other notes about specific uses are inserted into the table (the orange cells will be removed for the final code).

Table 18.205.020-1

RESIDENTIAL GENERAL											
SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU ¹	WLS	E	P/OS	PF
Single-Family Attached Residential	P-L	P-L	N	N	N	P-L	P-L	N	N	N	N
Single-Family Detached Residential (RDC 18.206.020)	P	P-L	N	N	N	N	N	N	N	N	N
NOTE: Cottage housing is already currently permitted in RLD and RMD zones, but was not directly listed in this master use table. This change makes the land use permission clear.											
Cottage Housing (RDC 18.206.040)	P	P									
NOTE: Duplexes, triplexes, and townhouses are already currently permitted in RLD and RMD zones (triplexes and townhouses were previously considered "single-family attached").											
Duplexes in CMU and WMU are proposed to be allowed, but subject to the same restrictions as triplexes and townhouses, meaning they are generally restricted to upper floors.											
Duplex (RDC 18.206.050)	P	P-L	N	N	N	N	N	N	N	N	N

<u>Triplex</u> (RDC 18.206.050)	<u>P</u>	<u>P</u>									
<u>Townhouse</u> (RDC 18.206.060)	<u>P-L</u>	<u>P-L</u>				<u>P-L</u>	<u>P-L</u>				
Accessory Dwelling Unit (RDC 18.206.030)	L	L	N	N	N	N	N	N	N	N	N
Home Occupation (RDC 18.205.030)	L	L	L	L	N	L	L	L	N	N	N
Multifamily Residential (RDC 18.206.070)	N	P	C-L	C-L	N	P-L	P-L	P-L	C-L	N	N
Manufactured Home Park (RDC 18.730.020)	P	P	N	N	N	N	N	N	N	N	N

GROUP RESIDENCES

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Boarding House	P-L	C	C	P	P	P	N	N	C	N	N
Community Residential Facility	C-L	P	P-L	P-L	P	P-L	N	N	N	N	N

TEMPORARY LODGING

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Bed and Breakfast	C-L	C-L	P-L	P-L	P-L	P-L	P-L	P-L	N	N	N
Hotel and Motel	N	N	N	P	P	C	P	P	N	N	N
Recreational Vehicle (Single)	P-L	P-L	P-L	P-L	P-L	P-L	P-L	P-L	N	N	N
Recreational Vehicle Park	N	N	N	C	C	N	P-L	N	N	N	N
Tent City	L	L	L	L	L	L	L	L	L	L	L

RETAIL/SERVICE

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
General Retail Trade/Services	N	N	P	P	P	P	P-L	P	P-L	N	N
Marijuana Retail	N	N	N	N	N	N	N	N	N	N	N
Eating and Drinking Establishment	N	C-L	P	P	P	P	P-L	P	P-L	N	N
Artisan and Specialty Goods Production	N	N	L	L	L	L	L	L	N	N	N
Motor Vehicle Related Use	N	N	N	P	P	N	P-L	P-L	C	N	N

Electric Vehicle Infrastructure	P-L	P-L	P	P	P	P-L	P-L	P-L	P	P-L	P
Gasoline Service Station	N	N	N	P	P	P	P	N	L	N	N
Animal Kennel and Shelter	N	N	N	C-L	C-L	N	N	N	C-L	N	N
Veterinary Clinic and Hospital	N	N	L	L	L	L	L	L	L	N	N
Daycare Facility	P-L/C-L	P-L/C-L	P	P	P	P	P	P-L	P	N	N
Funeral Home/Crematorium/Columbarium/Cemetery	C-L	C-L	N	P	P	N	N	N	N	P-L	P-L
Boat and RV Storage Facilities	N	N	N	N	N	N	N	N	C-L	N	N

EMPLOYMENT

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Office	N	N	P	P	P	P	P-L	P	P	N	P
Light Manufacturing	N	N	N	N	C	C	N ¹	C	P	N	N
Research and Development	N	N	N	C	C	C	P	N	P	N	N
Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	C*	N	N
Heavy Equipment and Truck Related Use	N	N	N	N	N	N	N	N	N	N	N
Fleet Service	N	N	N	C	C	C	N	N	C*	N	N
Warehousing	N	N	N	N	N	N	N	N	C*	N	N
Wholesale Retail	N	N	N	N	N	N	N	N	P	N	N
Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N
Marijuana Production	N	N	N	N	N	N	N	N	N	N	N
Medical Cannabis Collective Gardens	N	N	N	N	N	N	N	N	N	N	N
Self-storage	N	N	N	N	N	N	N	N	C	N	N
Computer and Electronics Manufacturing	N	N	N	N	C	N	N	N	P	N	N

*These uses shall only be permitted in facilities developed prior to January 19, 2020; any alteration is limited to 20% of the existing facilities, and shall be subject to Section 18.350.030, "Adjustment."

ENTERTAINMENT AND RECREATION

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Adult Use Facility	N	N	N	L	L	L	N	N	N	N	N
Indoor Entertainment Facility	N	N	N	P	P	P	P	N	N	N	N

ENTERTAINMENT AND RECREATION

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Community Recreation and Social Facility	C-L	C-L	C	P	P	P	P	P	P	P	P
Gambling Use	N	N	N	N	N	N	N	N	N	N	N
Outdoor Performance Center	N	N	N	N	C	N	P	N	C	N	N
Park or Trail ²	P	P	P	P	P	P	P	P	P	P	P

EDUCATION AND CULTURE

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
College and University	N	N	N	P	P	P	P	P	P	N	C
School: Elementary/Middle/High	C	C	N	N	N	P	P	N	P	N	P-L
Specialized Instruction and Vocational School	C-L	C-L	C	P	P	P	P	P	P	N	C
Conference Center	C-L	C-L	P-L	P	P	P	P	P	P	N	C
Religious Institution	C	C	P	P	P	P	P	P	P	N	C
Cultural Institution	C	C	P	P	P	P	P	P	P	N	C

HEALTH

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Hospital	N	N	C-L	P-L	P-L	C-L	N	N	P-L	N	N
Medical Clinic/Laboratory	N	N	P	P	P	P	P	P	P	N	N
Nursing and Personal Care Facility	N	C	C	P	P	P	P	C	C	N	N

INFRASTRUCTURE, CIVIC AND REGIONAL

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	PF
Emergency Services	P-L	P-L	P-L	P	P	P	P	P	N	P
Public Agency or Utility Yard	N	N	N	N	P-L	N	P-L	P-L	N	P
Utility Facility	P-L/C-L	P-L/C-L	P-L/C-L	P	P	P-L/C-L	P-L/C-L	P-L/C-L	P-L/C-L	P
Wireless Communication Facility	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L	P-L/ C-L

INFRASTRUCTURE, CIVIC AND REGIONAL

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	PF
Broadcasting and Telecommunications Facility	N	N	N	N	P	P	P	N	N	C
Interim Recycling Facility	P-L	P-L	P-L	P-L/L	P-L/L	P-L	N	N	N	C-L
Waste-Related Facility	N	N	N	C	C	N	N	N	N	C
Airport or Heliport	N	N	N	N	N	N	N	N	N	C
Bus Base	N	N	N	C	C	N	N	N	N	C
Park and Ride Lot	L	L	L	P	P	L	N	N	N	P
Detention and Post-detention Facility	N	N	N	N	C-L	N	N	N	N	N

MARINE

SPECIFIC LAND USE	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF
Floating Home Moorage	N	N	N	N	N	N	P	P	N	N	N
Marina or Boating Facility	N	N	N	N	N	N	P	P	N	N	N

18.205.030 - Limitations.

NOTE that we'll need to update the numbering of the limitations, as some items have been removed.

The limitations in this section serve to clarify any additional standards or conditions that apply to a given use as listed in Table 18.205.020-1 and defined in 18.100.

A. Accessory Dwelling Unit.

Most ADU standards are moved to the new RDC 18.206.030.

- ~~1. No lot may have more than one accessory dwelling.~~
- ~~2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.~~
- ~~3. Accessory dwellings, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.~~
- ~~4. The accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence.~~
- ~~5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.~~
- ~~6. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.~~
- ~~7. The planning director shall process a request for accessory dwelling approval as Type II review consistent with Section 18.310.070.~~

- ~~i. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on site.~~
 - ~~ii. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.~~
 - ~~iii. Prior to approval of an accessory dwelling the planning director shall make the following findings:~~
 - ~~a. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.~~
 - ~~b. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.~~
 - ~~c. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.~~
- ~~83.~~ In the RMD-16 zone, only ADUs established prior to the adoption of this ordinance are permitted. When an ADU exists, it shall be counted as one unit for the purposes of density calculations.

No changes proposed to subsections B-L.

~~M. Duplex.~~

Duplexes have their own design standards now under Chapter 18.206, so the deleted subsection (1) is no longer needed).

- ~~1. In the RMD-16 zone, two or more duplexes must comply with either the multifamily standards in RDC 18.220 or the townhouse development standards in RDC 18.220.140.~~

No changes proposed to subsections N-W.

W. Multifamily Residential.

- 1. In the CNB, CCB, and E zones, residential uses are allowed conditionally. Residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
- 2. In the WLS zones, residential uses are limited to upper stories and shall achieve a minimum density of eight dwelling units per acre and a maximum density of sixteen dwelling units per acre.
- 3. In the WMU zone, no ground floor residences or residential uses are permitted. Multifamily residential uses are permitted only as upper story living units, not less than four units per net acre nor more than eighteen units per net acre.
- 4. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.

No changes proposed to subsections W-DD.

EE. Single-Family Attached Residential Townhouses.

The term “single-family attached” is deleted and replaced with townhouses here and the master use table, as a more specific terminology.

- ~~1. Single family attached dwellings in the RLD-4, RLD-6, RLD-8 and RMD-16 zones must meet the standards of RDC 18.220.140.~~
- ~~2. In the RLD-4, RLD-6, RLD-8, and RMD-16 zones, single-family attached residential development must meet the density standards of the zone.~~
- ~~31. In the WMU zone, only live/work units where the associated business is allowed as a permitted or limited use are allowed, provided the residence is not located on the ground floor. No ground floor residences or residential uses are permitted.~~
- ~~42. In the CMU zone ground floor residential is only permitted as part of a horizontal mixed use development. Ground floor residential uses are not permitted for buildings with frontage on Pioneer Street or Main Avenue.~~
3. Number of units allowed per townhouse building.
 - a. RLD zones: No more than four townhouses shall be allowed in a single building.
 - b. RMD-16 zone: No more than six townhouses shall be allowed in a single building.
 - c. All other zones: No more than four townhouses shall be allowed in a single building.
- FFGG. Single-Family Detached Residential.
 - ~~1. In the RMD zone, single-family detached residential development shall only be approved if the minimum density standard of the RMD-16 zone are met. For PUD subdivisions, see standards in RDC 18.401.060.~~
 - ~~2. Only single story single-family detached structures are permitted in the RMD-16 zone. This limitation does not apply to cottage housing.~~

No changes proposed to subsections GG-LL except subsection renumbering.

- | | |
|------------------|--|
| GGHH. | Specialized Instruction and Vocational School. |
| HHII. | Tent Cities. |
| IJJ. | Utility Facility. |
| JKK. | Veterinary Clinic and Hospital. |
| KKLL. | Wireless Communication Facilities. |
| LLMM. | Gasoline Fueling Stations. |

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.

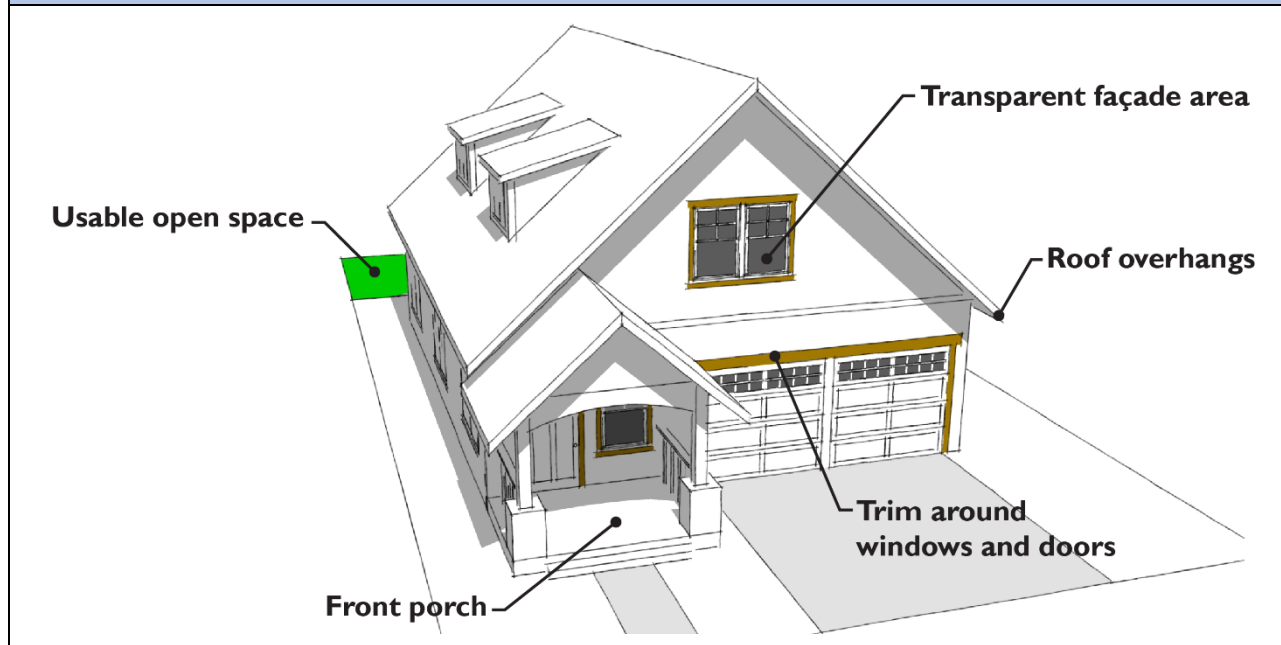
- i. RLD-4: Up to ten percent of qualifying small single family dwelling units qualify. Add example.

- 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 where no wall openings exist on a façade, contrasting materials must be incorporated;~~
 - 2. Roof overhang (minimum six inches);
 - 3. ~~Porch or e~~Covered entry at least three feet deep for the primary entrance; ~~and~~.

The 100 square feet covered outdoor area requirement is being preserved, but moved below and consolidated with new minimum usable open space standards.

- 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.

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.

- 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.~~

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.

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. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following:
 - 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 D.1.a above, 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. Garages 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 the vehicle entrance doors are perpendicular to the right-of-way; and provided that theythe wall facing the street contains all of the following:~~
 - ~~a. A man-door~~
 - ~~b. Windows covering at least 20 percent of the garage wall.~~
 - ~~c. Other architectural treatments meeting the purpose of this subsection.~~
- ~~have windows, man-doors, or other architectural treatments covering at least 30 percent of the wall facing the street.~~

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.~~

3. 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

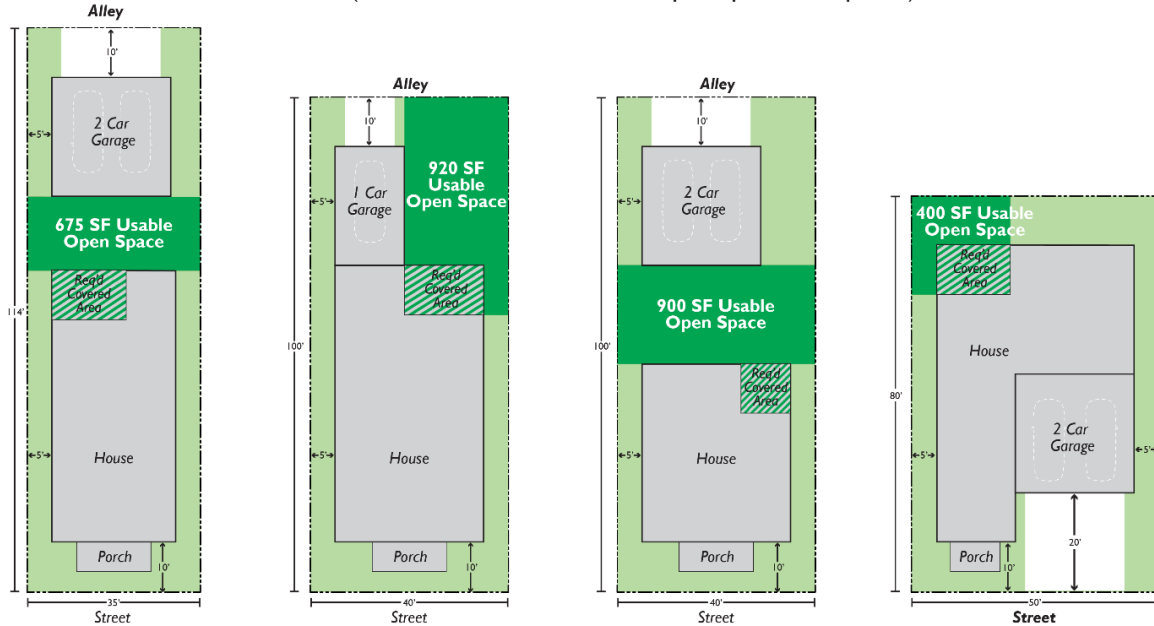
Online survey: 4.0

See the workshop report for more details on survey results.

1. Every home shall provide a minimum 100-square feet covered outdoor area to 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. For example, a 4,000-square-foot lot would require a contiguous open space of at least 400 square feet. The covered outdoor area required in above, in addition to other unenclosed porches and patios, may be used to fulfill part of this requirement.
3. When the usable open space abuts an alley, fencing within five feet of 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.
4. Driveways shall not count in the calculations for usable open space.
5. Additions must not create or increase any nonconformity with this standard.

Figure 18.206.020-F.1**Examples of how to integrate minimum useable open space on small lots.****4,000 SF Lot Configuration Examples**

(Minimum 400 SF of usable open space is required)

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

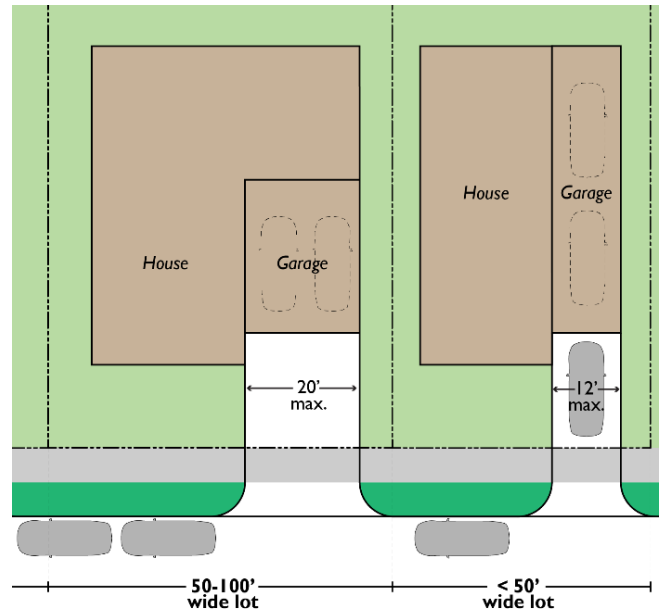
Left: Alley loaded lot that uses a zero-lot line configuration that allows for a wider/consolidated side yard (at least 15 feet wide) where the adjacent home excludes windows on the facing wall. Right: Open space that is both too narrow and awkwardly located to be useable.

F. Driveway standards. The maximum standards herein are intended to reduce the visual impact of driveways on the streetscape and to maximize the opportunity for on-street parking between driveways.

1. Maximum driveway widths.

- i. Driveways on lots less than 50 feet wide are limited to 12 feet in width.
- ii. Driveways on lots 50 feet or wider are limited to 20 feet in width.

Figure 18.206.020-F.1
Maximum driveway widths.



G. Tree Standards. Trees shall be integrated on new lots 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. Lots that retain existing native trees (as set forth in RDC 18.830.050) are exempt from the standards in subsections (1-2) above.
4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance.

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.

18.206.030 – Accessory dwelling units (ADU).

[NEW + Relocated from 18.205.030.A]

A. Purpose.

1. To add affordable units and make housing units available to moderate-income people who might otherwise have difficulty finding homes within the city.
2. To promote the development of additional housing options in residential neighborhoods that are appropriate for people at a variety of stages of their lives.
3. To provide homeowners with a means of obtaining, through tenants in either the accessory dwelling unit or the principal residence, rental income, companionship, or security.
4. To protect neighborhood stability, property values, and the character of the neighborhood.

B. Standards.

1. No lot may have more than one accessory dwelling.
2. The accessory dwelling unit may be located in the principal residence or in a detached structure on a lot that is at least five thousand square feet in area.
3. Accessory dwelling units, whether attached or detached, shall be designed in the same style as the primary dwelling and shall use like kind materials on exterior elements.
4. The accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence.
5. An accessory dwelling unit in a detached structure shall be located behind the primary street facade of the primary dwelling.

C. Accessory Dwelling Unit Incentive. For every five single family homes that integrate an ADU, those homes count as only four dwelling units, for density purposes.

This is a proposed new standard to encourage/facilitate 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

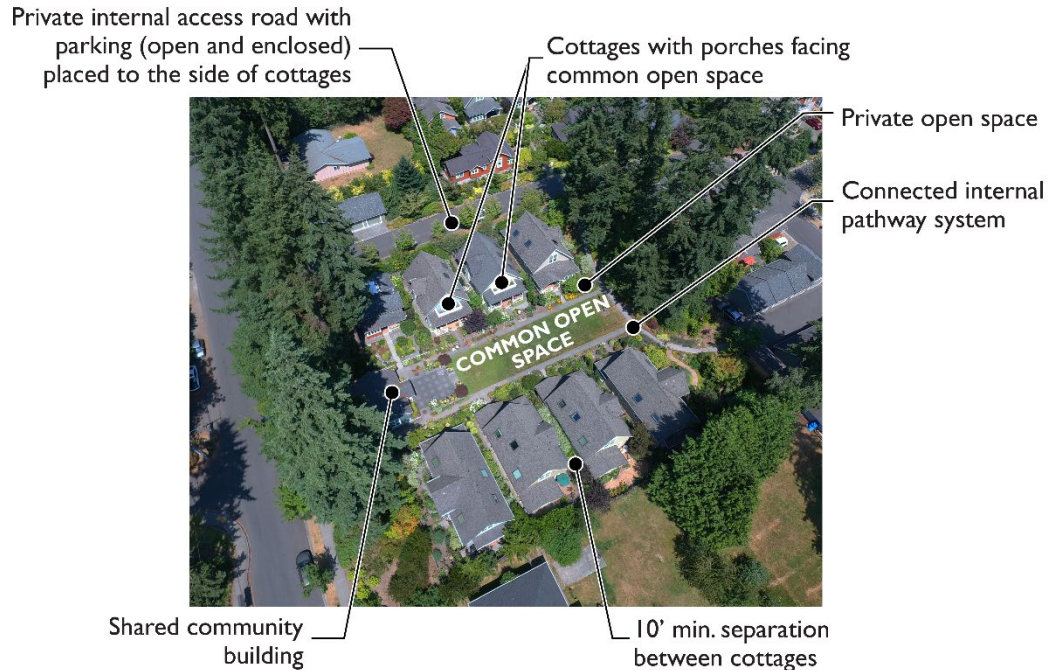
See the workshop report for more details on survey results. Note that evidence suggests the online respondents did not benefit from the extensive background information and details presented at the live workshop.

- D. Ownership. The accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the primary residence.
- E. Approval Criteria. The community development director shall process a request for accessory dwelling approval as Type II review consistent with RDC 18.310.070.
 - 1. An application for an accessory dwelling shall include a dimensioned site plan showing the location of the proposed dwelling on the subject property and its relationship to all property lines and easements on-site.
 - 2. In addition to the notice requirements of RDC 18.310.070, the city shall provide the applicable homeowner's association and/or the neighborhood association with notice of the application for accessory dwelling.
 - 3. Prior to approval of an accessory dwelling the community development director shall make the following findings:
 - i. The location of the accessory dwelling complies with the underlying zoning district setbacks, height restrictions, lot area coverage requirements, and other applicable zoning district standards.
 - ii. Location of the accessory dwelling shall not interfere with any proposed public facilities or services or with private easements.
 - iii. The proposed accessory dwelling does not adversely affect public health, safety, or welfare.

18.206.040 – Cottage housing. [NEW - Replaces 18.210.150]

- A. Purpose.
 - 1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
 - 2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Ridgefield Urban Area Comprehensive Plan.
 - 3. Support compatibility with existing neighborhoods by promoting high-quality design.
 - 4. Support more efficient use of urban residential land.
 - 5. Enhance the character of the residential neighborhood.
 - 6. Provide usable open space for residents.
 - 7. Create a sense of community among residents.

Figure 18.206.040-A
Cottage housing site plan example.



B. Standards.

1. Lot Standards.

- a. Cottages are exempt from minimum lot area and lot width standards, provided they comply with density and design standards herein.
- b. Impervious surface is calculated for the entire development and must meet the standard for the zone.

2. Cottage size.

Maximum cottage size is reduced from 1,500 SF under current standards to 1,200 SF. The language about covenants and vaulted space is carried over from current standards. The maximum attached garage size is increased from 250 SF under current standards.

- a. Cottages must contain no more than 1,200 square feet gross floor area in total, not including attached garages. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.
- b. Garages attached to cottages shall not exceed 300 square feet.

3. Density.

This density bonus provision is unchanged from the current standards. The maximum floor-area-ratio is removed because the many other extensive requirements on building size, setbacks, open space, and parking will effectively limit development capacity – plus, it removes a potential barrier (no true cottage projects have been built have been built since the original standards were adopted).

- a. Due to the smaller relative size of cottage units, each cottage may be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of six cottages would be equivalent to three dwelling units.
 - b. Where cottage 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.
4. Location. Cottage developments may not be located closer than the distance noted below to another development approved under the provisions of this chapter:

Existing provision to be retained.

- a. 1-9 units: 250 feet.
 - b. 10-19 units: 500 feet.
 - c. 20-24 units: 750 feet.
5. Minimum and maximum number of cottages.

The minimum size of cottage clusters is reduced from 4 in the current standards. Subsection (iii) is adapted from the current standards which allow duplexes and triplexes within cottage housing developments. Subsection (iv) is retained from current standards.

- a. Cottage housing developments must contain a minimum of three cottages.
- b. Three to 12 cottage structures may make up a cluster. There is no limit on the number of clusters, provided all other standards are met.
- c. In the RLD-6, RLD-8, and RMD-16 zones, attached duplex cottages are allowed. In the RMD-8 and RMD-16 zones, attached triplex cottages are allowed.
- d. Existing single-family detached dwelling units may remain on the subject property and each will be counted as one dwelling unit for the purpose of density calculations.

The exterior setbacks are changed to the underlying zoning to simplify the code, compared to the current standards which uniquely require 20 feet front/10 feet side/10 feet rear for cottage developments.

6. Setbacks and separation.
- a. The minimum setbacks of the zone apply to the development frontage and external side and rear property lines of the entire cottage development.
 - b. Individual cottages must be separated from other cottages by at least 10 feet. Permitted projections into required side yard setbacks in RDC 18.210.040 and 18.220.040 apply.
 - c. Cottages must be set back at least five feet from any internal pedestrian path. Permitted projections into required front yard setbacks in RDC 18.210.040 and 18.220.040 apply.
 - d. Cottages must be set back at least 10 feet from any internal access lanes that provide access to four or more cottages. For access lanes serving less than four cottages, at least five feet of separation is required between access lanes and cottages. Permitted projections into required front yard setbacks in RDC 18.210.040 and 18.220.040 apply for setbacks to internal access lanes.

Slightly changed from current code which sets an 18 feet height limit, with up to 25 feet allowed if the entire roof is pitched 6:12.

7. Building height.
- a. Cottages have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.

- b. Accessory structures in cottage housing developments are subject to the standards of the underlying zone.
- 8. Entries.
 - a. Clear and obvious pedestrian access between the sidewalk (or the street if there is no sidewalk) and the building entry is required for new dwellings.
 - b. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).
- 9. Facade transparency. Transparent windows and/or doors are required on at least eight 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.

The minimum amount of common open space is not changed from current standards. The minimum dimension is reduced from 20 feet to 15 feet.

- 10. Common open space.
 - a. Minimum Size. Common open space must be at least 400 square feet per cottage.
 - b. Minimum Dimensions. Common open space must have no dimension less than 15 feet. Areas used to meet private open space requirements may not be double-counted as common open space.

The requirement for LID strategies in cottages is removed (it is, unfairly, the only residential use where that is currently specified), but a provision allowing it is integrated here. Subsections (vi) and (vii) are carried over from current code.

- c. Elements. Common open space may include a lawn, courtyard, plaza, garden, or other shared central open space and may not include parking areas. Common open space must be usable and may not include critical areas, critical area buffers, or slopes greater than 15 percent. LID stormwater BMPs, like rain gardens, may be integrated in up to 25 percent of the minimum required usable open space area.
- d. Orientation. Common open space must have cottages abutting on at least two sides. At least 50 percent of the cottages in each cottage housing cluster must abut common open space. Cottages abutting the common open space must be oriented around and have the primary entrance face the common open space.
- e. Access. Cottages must be within 100 feet walking distance of the common open space and feature a direct pedestrian connection to the common open space.
- f. Fences. Fences are not allowed within required open space areas unless required as a condition of approval.
- g. Landscaping. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs (see related standards in RDC 18.725.090). Integration of existing trees into common open space is encouraged (see related standards in RDC Chapter 18.840).

Community buildings are encouraged under current standards – that is unchanged, but the following subsection provides more details on size, height, and use. Also note that ADUs (known as “carriage units” under current standards) are currently allowed in cottage developments.

- 11. Shared community buildings.
 - a. A shared community building may be integrated into the required common open space but it must not be included in the minimum common open space area calculations.
 - b. Nonresidential use. A shared community building may include uses such as, but not limited to, a multi-purpose entertainment space, recreation center, kitchen, library, storage space,

workshop, or similar amenities that promote shared use and a sense of community. Commercial uses other than daycare are prohibited (see RDC 18.205.030.K).

- c. Height. Shared community buildings have a maximum building height of 25 feet. All parts of the roof above 18 feet must be pitched with a minimum roof slope of 6:12.
- d. Size. Shared community buildings have a maximum ground floor footprint of 1,200 square feet.
- e. Other standards. Except for the height and size exceptions identified in subsections (10)(c-d) of this section, shared community buildings are subject to the accessory structure standards of the underlying zone.

Note that double checking the accessory structure definition – we found the following – see [tracked](#) comment below.

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 18.205.030.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 structure may not exceed twenty-four feet (24' of what??? Height? Floor area?). 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

Private open space is changed from encouraged to required.

12. Private open space.

- a. Minimum size. The minimum private open space adjacent to each cottage must be at least 200 square feet.
- b. Minimum dimensions. The private open space must have no dimension less than 10 feet.
- c. Access. The private open space must have direct access from the cottage via a door or porch.
- d. The required porch [see subsection (12)(e) of this section] does not count as private open space for the size or dimension requirements of this section. The private open space is encouraged to be located between the cottage and the common open space.
- e. Porches. Cottage facades facing the common open space or common pathway must feature a roofed porch at least 70 square feet in size with a minimum dimension of seven feet on any side. Cottages sited between a street and the common open space are also subject to the entry requirements in subsection (B)(7) of this section.
- f. Private open space must be usable and may not include critical areas or critical area buffers, including slopes greater than 15 percent.

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 L3, L4, or L5 landscaping (see RDC 18.725.030) must be provided between the parking area and the abutting residential use.

The maximum shared garage size and design requirement is carried over in the below subsection.

- e. Parking is encouraged to be consolidated under cover. Shared detached garage structures may not exceed four single-wide garage doors per building, a total of 1,200 square feet. The massing, materials, and roof pitch of shared detached garages must be similar and compatible to the dwelling units within the development.

Below cluster provision is increased from four spaces under current standards.

- f. Uncovered parking must be located in clusters of not more than six adjoining spaces (except where adjacent to an alley). Driveway space in front of private garages is exempt from this provision.
 - g. Attached garages must not be located adjacent to the common open spaces. This requirement may be waived provided the combination of the common open space design, garage location and design, and landscaping/architectural design features helps to create a common open space that meets the purposes of the standards and the design mitigates the impact of the garages on the common open space.
14. Impervious surface standards. The maximum impervious surface standards per Table 18.210.025-1 apply to the whole cottage development rather than for individual cottage dwellings.
15. Tree standards. Trees shall be integrated into cottage developments 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 applicable 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.
16. Accessory dwelling units are not permitted in cottage housing developments.

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

A. Purpose.

- 1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
- 2. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes in accordance with the Ridgefield Urban Area Comprehensive Plan.
- 3. Support compatibility with existing neighborhoods by promoting high-quality design.
- 4. Support more efficient use of urban residential land.
- 5. Enhance the character of the residential neighborhood.
- 6. Provide usable open space for residents.

- 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.
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.

Maximum size standards??? Current code includes the following size limitations that we'd not recommend keeping, particularly as attached housing types become more popular. The garage limitation should be covered by related garage and driveway standard limits.

The maximum size of units within duplex and triplex buildings is 1,600 square feet each, not including attached garages. A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

Garages attached to duplexes and garages shall not exceed 300 square feet per unit.

- 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).
 - 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.
- D. Architectural Design Guidelines and Standards.
- 1. Character. Generally, duplexes and triplexes should maintain the traditional character and quality of detached single-family dwelling units by using similar traditional design elements and materials such as wood siding, trim, porches, and chimneys. More detailed standards are provided throughout this section.
 - 2. Front façade articulation. Duplexes and triplexes shall utilize a combination of roofline and façade modulation to distinguish each unit located on the ground floor that faces the street. This is not required for stacked unit configurations or front-and-rear configurations that appear as a single-family home with only one entry facing the street.

Façade details – we’ve included two alternatives. Alt 1 here is the same as single family provisions, whereas Alt 2 is pared down.

- 3. Front façade features. Every front façade of a duplex and triplex shall contain a minimum of three elements from the lists, including at least one element from the structural elements list and at least one element from the decorative elements list.
 - a. Structural elements. Qualifying features shall be integrated on the façade of each dwelling unit.
 - i. Covered porch area with a minimum of 15 square feet.
 - ii. Dormers.
 - iii. Gables.
 - iv. Hipped, gable, gambrel, mansard or similar pitched roof.
 - v. Bay windows.
 - vi. Twelve-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. Qualifying features shall be integrated on the façade of each dwelling unit.
 - i. Decorative garage doors. Standard squares on a garage door will not qualify as a decorative detail.
 - 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 10 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.

Alternative 2 – a more pared down list than (a+b) above.

- 3. Front façade details. At least two of the following accent elements shall be included on street-facing windows that are not alleys.
 - i. Sun shading devices.
 - ii. Shutters.
 - iii. Planter boxes.
 - iv. Trellis.
 - v. Significant accent trim in addition to the three inch trim that is already required in subsection (D)(2)(c) of this section.
 - vi. Distinctive window shapes such as arched or multi-paned windows that contribute to the overall composition of the structure.
 - vii. Projecting window bays.
 - viii. Dormer windows.

Figure 18.206.050-D
Examples emphasizing façade articulation and details.



Left example: Duplex with covered entry, separate gabled roofs, pillars/posts, decorative shingles, stonework, and eave braces.

Right example: Triplex with covered porches, pillars/posts, roofline offsets, variable siding, projecting window bays and multi-paned windows.

4. Pitched roof. Roofs must be pitched with slopes between 2:12 and 15:12, and along street frontages roof design for a duplex or triplex building shall not repeat unless separated by three different types of roofs (a design is determined by the predominate axis and pitch of the roof form together with intersecting secondary roof forms). Porches and dormers are exempt from this standard.

Possible exceptions to explore for the pitched roof requirement:

Exception: Flat roofs are allowed in the Downtown Transition Area (see RDC 18.210.130).

Exception: Flat roofs are allowed in any location when at least three items from the structural elements list are included on the front façade (see subsection D.3.a above).

5. Exterior materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

E. Garage Location and Design.

1. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following:
 - a. Set back the garage or carport from the front building facade or front face of a 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 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 (D)(3) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Current SF or duplex provisions don't address the max percentage of garage width of ground level façade. Such provisions are particularly important for duplexes to avoid the impersonal garage-scape design. This is a standard we've used in multiple communities.

2. No more than 50 percent of any ground floor façade may be occupied by a garage, and detached garages and all carports shall not protrude beyond the front building façade. This limit may be increased to a maximum of 65 percent provided at least three of the following design details are utilized:
 - a. A decorative trellis over at least the entire width of the garage door(s).
 - b. A window or windows are placed above the garage on a second story or attic wall.
 - c. A balcony that extends out over the driveway.
 - d. Utilizing all single-vehicle car doors as an alternative to wider garage doors suitable for two-car garages.
 - e. Windows in the garage door.
 - f. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

F. Driveways and Access.

This garage/driveway concepts for duplex/triplex was discussed at the November 17 workshop and post-event online survey (question #6). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.5

Online survey: 3.9

See the workshop report for more details on survey results.

1. Where the dwellings are served by alleys, all garages and on-site parking shall be accessible from the alley and the façade(s) facing the street shall be designed as the front of the dwellings including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the street.
2. When no alleys are present, the following apply:
 - a. Side- and rear-facing parking areas and garages are encouraged.
 - b. When located on a corner lot, both streets must be utilized for vehicle access, unless one street is designated as an arterial. Such driveways must be located as far from the street corner as feasible.
 - c. Driveways for duplexes are limited to:
 - i. One 20-foot wide (maximum) driveway; or
 - ii. Two 12-foot wide (maximum) driveways, provided the driveways are spaced at least 20 feet apart.

Figure 18.206.050-F.2.b
Duplex corner lot driveway location examples.

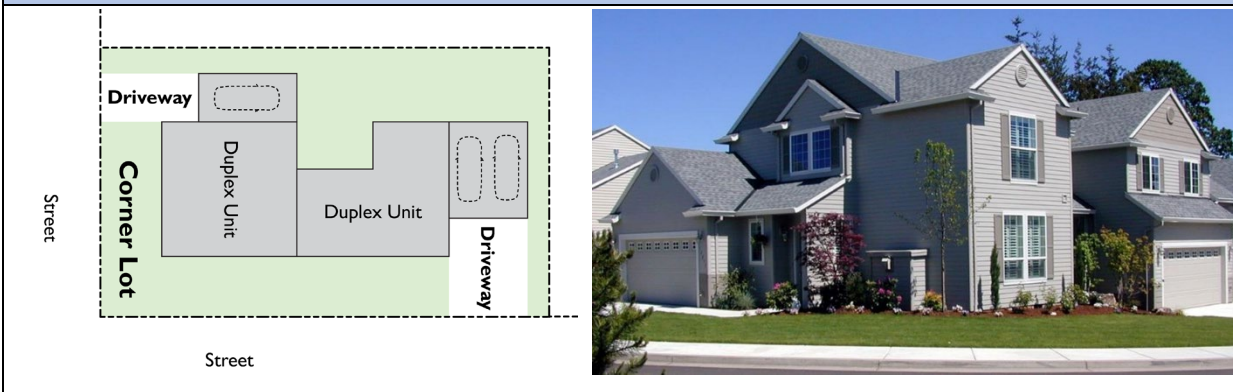
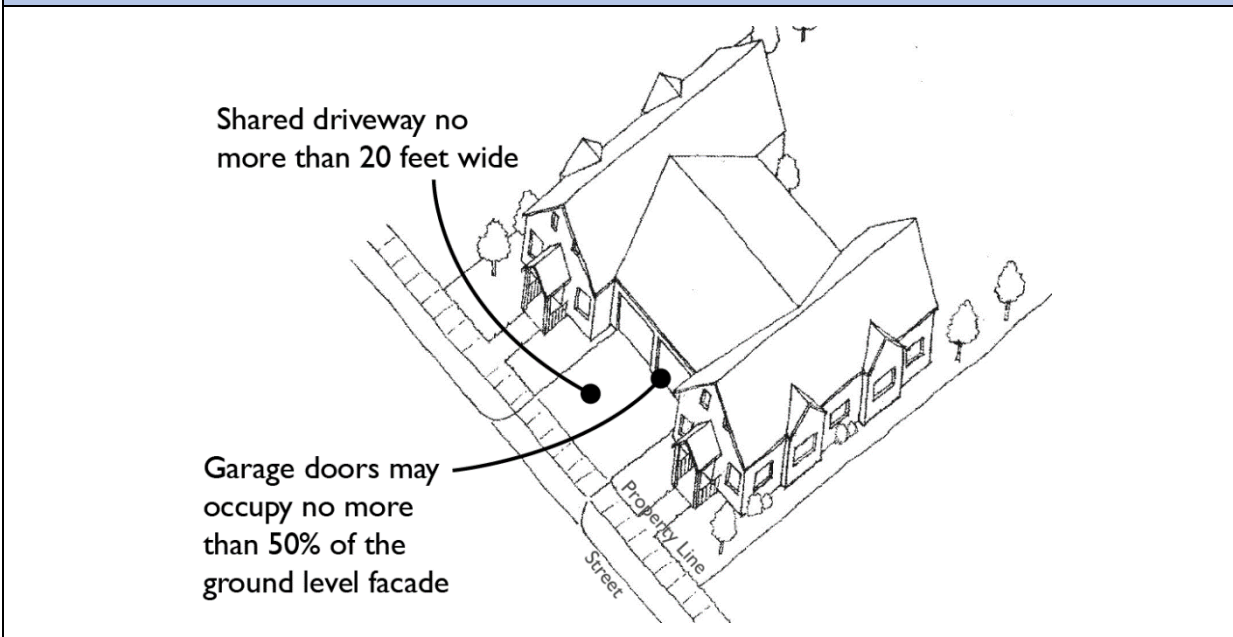


Figure 18.206.050-F.2.c
Duplex driveway and garage example.



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-foot lot would require at least

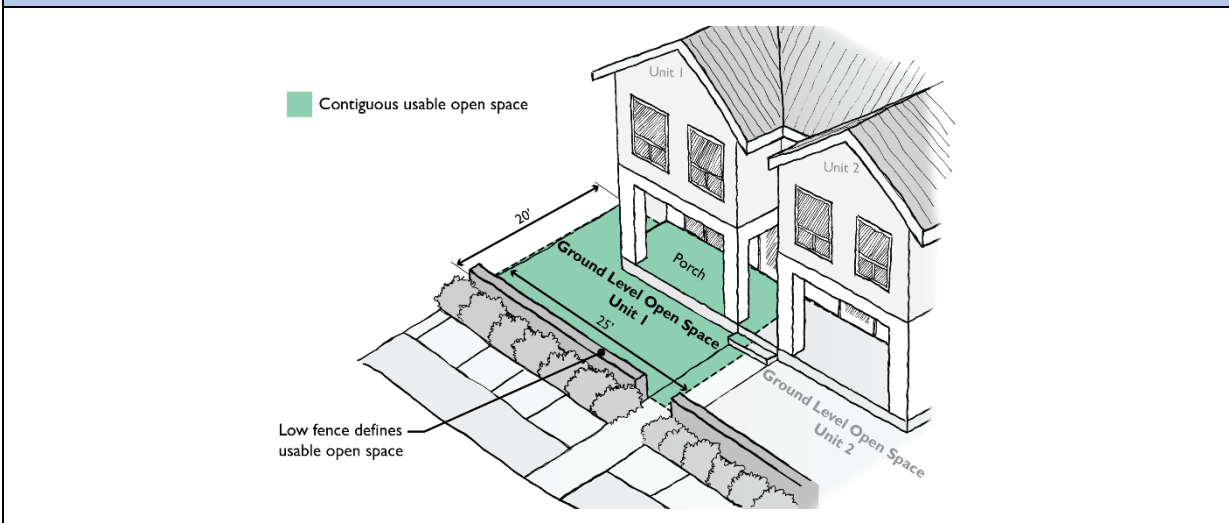
800 square feet of usable open space. Usable open space may be a single large space or separate spaces.

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. When the usable open space abuts an alley, fencing within five feet of 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.

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.



H. Tree Standards. Trees shall be integrated on new lots 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. Lots that retain existing native trees (as set forth in RDC 18.830.050) are exempt from the standards in subsections (H)(1-2) of this section.
4. See RDC Chapter 18.725 for related landscaping plans, installation, and maintenance.

18.206.060 – Townhouse. [NEW + Updated from 18.220.140]

A. Purpose.

1. Provide opportunities for creative, diverse and high-quality infill development that is compatible with existing neighborhoods.
2. Promote housing affordability and greater choice by encouraging the integration of townhouses into new subdivisions.
3. Support compatibility with existing neighborhoods by promoting high-quality design.
4. Support more efficient use of urban residential land.
5. Enhance the character of residential neighborhoods.
6. Provide usable open space for residents.

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.
 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.
- C. Dimensional Standards. The townhouse standards in Table 18.206.060-A supersede the dimensional requirements for the RLD-4, -6, and -8 and RMD-16 zones in RDC 18.210.025 and 18.220.025, respectively, provided the applicable density standards are met. Other standards of the base zone apply.

This subsection consolidates scattered dimensional standards for townhouses, and also provides an easier quick reference for code users. Standards not shown here, such as impervious surface, are not changed from the base zoning.

Subsections (D) and (E) combine most of the existing townhouse design standards, supplemented with additional new standards to enforce more unique and high-quality design. Subsection (D) entirely replaces the current open space standards.

Note: The maximum number of units within a townhouse building have been moved to section 18.205.030.MM.

Table 18.206.060-A
Townhouse dimensional standards.

	RLD-4, -6, and -8	RMD-16
Min. Lot Width	30 feet <u>in the RLD-4 zone;</u> <u>No minimum in other zones</u>	30 feet <u>No minimum</u>
Min. Lot Area	2,500 square feet <u>in the RLD-4 zone;</u> <u>No minimum in other zones</u>	2,500 square feet <u>No minimum</u>
Min. Front Yard Setback	<u>15 feet in the RLD 4 and 6 zones;</u> <u>10 feet in the RLD-8 zone</u>	10 feet
Min. Rear Yard Setback	10 feet	10 feet
Min. Side Yard Setback	0 to 5 feet	0 to 5 feet
Min. Street Side Yard Setback	10 feet	10 feet

1. Reduced side yards. The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse and five feet where the townhouse is not attached to another townhouse, which shall not be reduced through the PUD or adjustment or variance process. For zero-lot line development, eaves may project across the property line if

the developer or property owners record an easement expressly describing the purpose, dimensions, and duration of the easement.

2. Major corridors. See RDC 18.210.060 for special setback and design requirements along major corridors.
3. Building separation. The minimum building separation between townhouse buildings shall be 10 feet, ~~except where noted in subsection (C)(1)(c).~~

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.

E. Architectural Design Standards.

Townhouse façade design standards were discussed at the November 17 workshop and post-event online survey (question #7). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.6

Online survey: 3.9

See the workshop report for more details on survey results.

1. Articulation.
 - a. Townhouse buildings must include façade articulation features at intervals to create a human-scaled pattern. The maximum horizontal length of the intervals is the width of individual townhouse units.
 - b. Articulation is required on all facades facing a street, common or other shared open space, and common parking areas.
 - c. At least three of the following articulation features must be employed with each articulation interval, and at least two of these features shall be substantially different from the features on abutting units:
 - i. Use of windows and/or entries.
 - ii. Use of weather protection features (such as covered porches).
 - iii. Change in roofline, such as vertical or horizontal offsets or variations in roof pitch.
 - iv. Dormers.

- v. Change or decorative use of building material, siding style, and/or window pattern (applies to all floors of the façade).
- vi. Pillars or posts.
- vii. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline or a change in building material, siding style, or color.
- viii. Balconies that are recessed or projected from the facade by at least 18 inches.
- ix. Other design techniques that effectively reinforce a pattern of small facades compatible with the building's surrounding context.

2. Repetition with variety.

This variety standard under (2)(a) is retained and slightly simplified from 18.220.140.B.3. Staff pointed out it is easier to enforce than the equivalent detached single-family standard. It should work well with the additional “repetition with variety” standard under (2)(b).

- a. No townhouse building shall have the same front façade design as any other townhouse building within two hundred linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear facade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply with this standards.
- b. Townhouse developments shall employ one or more of the following “repetition with variety” articulation methods:
 - i. Reversing the elevation of dwellings.
 - ii. Providing different building elevations for external townhouses (units on the end or corner of a building) by changing the roofline, articulation, windows, and/or building modulation patterns.
 - iii. Adding a different dwelling design or different scale of the same design, such as adding a two-story version of the basic dwelling design where three stories are typical.
 - iv. Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the purpose of the standards.
- c. The community development director may allow relief from the repetition with variety provisions above where high quality materials (such as brick) are employed and combined with effective details and or other site features that reduce monotony and add a sense of depth and richness to the building and development.

Figure 18.206.060-C.2
Repetition with variety examples.



A. Different elevation for end units.

B. Alternating roofline.

C & D. Alternating articulation (roofline, siding style, color, and window fenestration).

3. Entries.

- a. Clear and obvious pedestrian access between the street and the building entry is required for new dwellings.
- b. All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry). This entry may be integrated into usable open space required under subsection G of this section.
- c. For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:
 - i. Enhance entries with a trellis, small porch, or other architectural features that provide cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - ii. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.

The materials prohibition below is copied from the current architectural (multifamily) design standards.

4. Exterior materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

F. Parking and Garage Location and Design.

The above parking design update, with an emphasis on requiring rear parking in most cases, was discussed at the November 17 workshop and post-event online survey (question #7). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.6

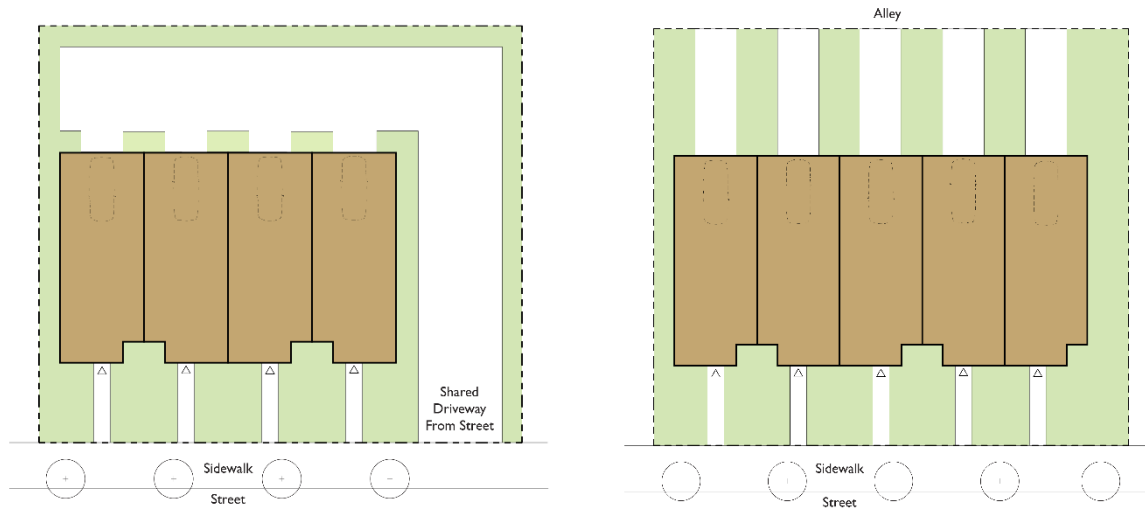
Online survey: 3.9

See the workshop report for more details on survey results.

1. Rear parking. Individual garages facing the street are not allowed for townhouse dwellings. Garages shall be provided to the rear of the dwelling via alley access or a shared driveway as depicted in Figure 18.206.060-F.1, and the following standards apply.

Exception: This standard does not apply for townhouse buildings with two units, and such buildings shall comply with the duplex driveway standards of RDC 18.206.050.E-F.
 - a. Garages that take vehicle access from an alley shall be set back a minimum of three feet from an alley right-of-way.
 - b. Internal drive aisles must meet minimum widths and other standards such as turning radii of the city-adopted International Fire Code.
 - c. Minimum building separation along internal drive aisles must be 24 feet. Projections into this minimum building separation standard are permitted for each building consistent with the side yard setback projections allowed under this title. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents.
 - d. Street-access driveways leading to townhouse garages shall not be considered parking lots for the purposes of RDC 18.220.100.C.

Figure 18.206.060-F.1
Townhouse driveway examples.



Both examples show a driveway with private garages placed to the rear of units. In the left image, there is no alley and access is provided from the street. In the right image, access from an alley is available and access is provided from the alley.

Figure 18.206.060-F.2
Acceptable and unacceptable townhouse driveway/orientation.



Left: Alley loaded townhouses (South Jordan, Utah) allow for landscaped front yards and inviting streetscapes. Right: The front-loaded townhouse examples are unacceptable because they degrade the streetscape and pedestrian environment and increase safety conflicts on public streets.

Figure 18.206.060-F.2
Acceptable and unacceptable townhouse driveway/orientation.



For larger townhouse developments, units can front onto smaller private access streets. Note the use of landscaped areas between each driveway in both examples. Both examples above also illustrate how trees can successfully be integrated into such developments.

2. Street-facing driveways and garages.
 - a. Individual garages and driveways facing the street [if allowed by exception under subsection (F)(1) of this section] are limited to 12 feet in width. Shared driveways, which have a maximum width of 20 feet, may be required by the community development director.
 - b. Garages must be set back a minimum of 20 feet from the back of the sidewalk.
 - c. No more than 40 percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a street shall be dedicated to garage door space.
 - d. 20 percent of the garage wall area facing a street shall contain windows or doors placed to create the impression of habitable residential space.
 - e. In each townhouse building, no more than 50 percent of the garages may extend beyond the front plane of the primary facade of the associated dwelling unit.
3. If common parking areas other than driveways and garages are provided, the following access and location standards shall be met:
 - a. Access to parking areas shall be provided from alleys where possible.
 - b. Parking areas shall be located behind or to the side of buildings.
 - c. Common parking areas must provide pedestrian connections to dwelling units.

The below townhouse open space revision was discussed at the November 17 workshop and post-event online survey (question #9). 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: 3.9

See the workshop report for more details on survey results.

- G. Open Space Standards. All townhouse dwelling units must provide open space at least equal to 10 percent of the gross floor area of the unit. The required open space may be provided by one or more of the following:
1. Private ground level open space that is directly adjacent and accessible to dwelling units.
 - a. Such space must have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.
 - b. Front yard setbacks may be used to meet this standard, provided they are defined with a low fence (meeting standards of RDC Chapter 17.740, Fences and Walls).
 - c. Outdoor covered areas may be used to meet up to half of the required area if is located anywhere except the front of the lot.
 - d. Driveways shall not count in the calculations for usable open space.
 2. Balconies, roof decks, or porches.
 3. In PUD subdivisions, shared open space that meets the design requirements of a main facility under RDC 18.401.080.B may be used to meet the useable open space requirement, provided such space is visible and directly accessible to the subject townhouse dwelling units.

Figure 18.206.060-G
Townhouse open space example.



These townhouses utilize a combination of decks and ground-level yards to meet the required open space standard.

- H. Tree standards. Trees shall be integrated into townhouse developments 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 applicable 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.

18.206.070 – ~~Architectural Multifamily~~ design standards.

[Relocated from 18.220.065 and 18.220.115]

A. Applicability. This section applies to multifamily development in the RMD-16 zone and when referenced by other sections of this code.

- B. Exterior Materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.
- C. Facade Standards.
1. All new residential building facades shall feature at least three of the following design features per dwelling unit that makes up the facade:
 - a. Windows and door treatments which embellish the facade, such as trim a minimum of two inches wide around the windows facing a public street;
 - b. Porches or covered entries;
 - c. Dormers;
 - d. Fascia boards at least six inches wide;
 - e. Bay windows;
 - f. Cupolas or towers;
 - g. Pillars or posts;
 - h. Eaves, with a minimum six-inch projection;
 - i. Balconies;
 - j. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
 - k. Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;
 - l. Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, trellis or arcade, or other elements the Director finds compatible with the residential character of the zone.
 2. Large buildings shall be broken into smaller components to reflect the character and scale of the surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.
 3. Continuous building facades longer than fifty feet which face the street or low density residential zones shall incorporate modifications to the vertical plane of the facade. The facade shall incorporate building elements such as embellished entrances, courtyards, bays, balconies, and other architectural elements to visually divide the facade every thirty feet or less.
 4. Blank walls shall be articulated in one or more of the following ways:
 - a. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
 - b. Providing a landscaped planting bed a minimum of five feet wide in front of the wall with plant materials that can obscure at least fifty percent of the wall's surface within three years.
 - c. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.

- d. Other equivalent method that provides for enhancement of the wall.
- D. Rooflines. Buildings shall avoid straight, unvaried rooflines exceeding sixty lineal feet and shall employ devices such as various elevations, gables, dormers, and chimneys. Roofline variation shall be achieved using one or more of the following methods:
 - 1. Vertical offset in ridge line;
 - 2. Horizontal offset in ridge line;
 - 3. Variations in roof pitch;
 - 4. Gables;
 - 5. Dormers;
 - 6. Decorative cornices and rooflines (e.g., for flat roofs).
- E. Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building facade.

The below open space standards are consolidated from 18.220.115. This previously covered all development in the RMD-16 zone, but this new Chapter 18.206 provides new specific open space standards for each product type, so we recommend sectioning off these standards to only apply to multifamily (apartment) developments. Changes to the actual quantity and quality standards are not proposed since that is outside this project's scope.

~~18.220.115 —~~

F. Open Space and Recreation Areas.

1. ~~Twenty-five~~A minimum 25 percent of the net developable acres of each ~~RMD-multifamily~~ development shall be provided as landscaped open space or common recreation areas. Open space and recreation areas developed to satisfy this section may also be credited towards the PUD open space requirements of RDC 18.401.080.B. The standards of this section and the PUD section must be met.
- ~~1. Single-family attached or detached developments in the RMD zone developed through the PUD process that fully comply with the open space requirements of RDC 18.401.080.B are exempt from the requirements of this section.~~
- ~~2. For all other types of residential development in the RMD zone developed through the PUD process, open space and recreation areas developed to satisfy this section may also be credited towards the open space requirements of RDC 18.401.080.B. The standards of this section and the PUD section must be met.~~
2. Common recreation areas shall be provided ~~for each RMD development~~ as follows:
 - a. Minimum 170 square feet per three-bedroom unit or larger.
 - b. Minimum 130 square feet per two-bedroom unit.
 - c. Minimum 100 square feet per studio or one-bedroom unit.
3. Common recreation areas must be accessible by all residents and may include the following:
 - a. Outdoor common recreation areas including parks, trails, and sports facilities.
 - b. Play areas at least 400 square feet in size. Any play apparatus that is provided must meet consumer product safety standards for equipment, soft surfacing, and spacing.
 - c. Community garden plots. The community garden area must be fenced, and must include a shared tool shed and water source for irrigation. Community gardens are not subject to the requirements of the city's community garden program.
 - d. Indoor common recreation areas including community centers and recreation rooms.

- e. Common roof decks, balconies, and patios.
 - f. Indoor or outdoor swimming pools.
 - g. Other active recreation facilities as defined by RDC 18.100.
 - h. Other features determined by the community development director to be materially similar to the above-listed common recreation areas.
- 4. Common recreational areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest minimum dimension (length or width) of twenty feet, except for trail segments.
 - 5. Recreation areas shall be connected by trail or walkway to dwelling units and to any existing or planned public park, open space or trails on adjoining properties.
 - 6. Open space and common recreational areas shall be fully described and made a condition of approval. Such areas shall be maintained by a homeowner's association or equivalent mechanism approved by the city.

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

This chapter has some re-ordering of sections for logical order of reading – for example, placing the use and dimensional sections together, and moving the detailed lot and setback provisions after the dimensional section. Other section moves and consolidation are noted.

18.210.010 - Purpose.

No changes proposed

18.210.015 - Applicability.

No changes proposed

18.210.020 - Uses.

No changes proposed

~~18.210.040~~18.210.025 - Dimensional and density standards.

We recommend consolidating all numeric standards so they are easily found and compared in a single table. Note that subsection (F) describes a housing mix density bonus, with cross-references to each applicable section in Chapter 18.206.

- A. Dimensions shall be consistent with Table ~~18.210.040~~18.210.025-1. Adjustments for townhouse developments are in RDC 18.206.060.
- B. The maximum lot area does not apply to existing lots, the remaining parent parcel after a land division, and lots created for non-residential uses such as parks and trails, utilities, and critical areas.
- C. Development in the RLD-4 zone may be rounded to a minimum of 3.5 dwelling units per net developable acre and a maximum of 4.5 dwelling units per net developable acre.
- D. See RDC 18.210.060 for special setback and design requirements along major corridors.
- E. Minimum side yard setbacks shall not be reduced through the adjustment or variance process.

Table 18.210.025-1 RLD dimensional and density standards.			
Standard	RLD-4	RLD-6	RLD-8
Min. Lot Width	50 ft	50 ft	50 ft
Min. Lot Area	10,890 sq ft	7,200 sq ft	5,000 sq ft
<u>Max. Lot Area</u>	<u>16,355 sq ft</u>	<u>10,800 sq ft</u>	<u>7,500 sq ft</u>
Min. Density: Dwelling Units/Net Developable Acre	4 du/ac	4 du/ac	6 du/ac
Max. Density: Dwelling Units/Net Developable Acre (<u>see subsection F of this section for density bonus options</u>)	4 du/ac	6 du/ac	8 du/ac
Min. Front Yard Setback (4)	15 ft	15 ft	10 ft
Min. Rear Yard Setback (4)	10 ft	10 ft	5 ft

Table 18.210.025-1
RLD dimensional and density standards.

Standard	RLD-4	RLD-6	RLD-8
Min. Side Yard Setback (1)(2)	5 ft	5 ft	5 ft
Min. Street Side Yard Setback (1)	15 ft	15 ft	10 ft
Max. Height	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft
We recommend deleting maximum building coverage because new open space standards for each residential product type will achieve the same goal. RDC 18.725.055 also already requires 50% of RLD sites to be covered by landscaping.			
Max. Building Coverage	45%	50%	50%
Max. Impervious Surface	60%	60%	65%

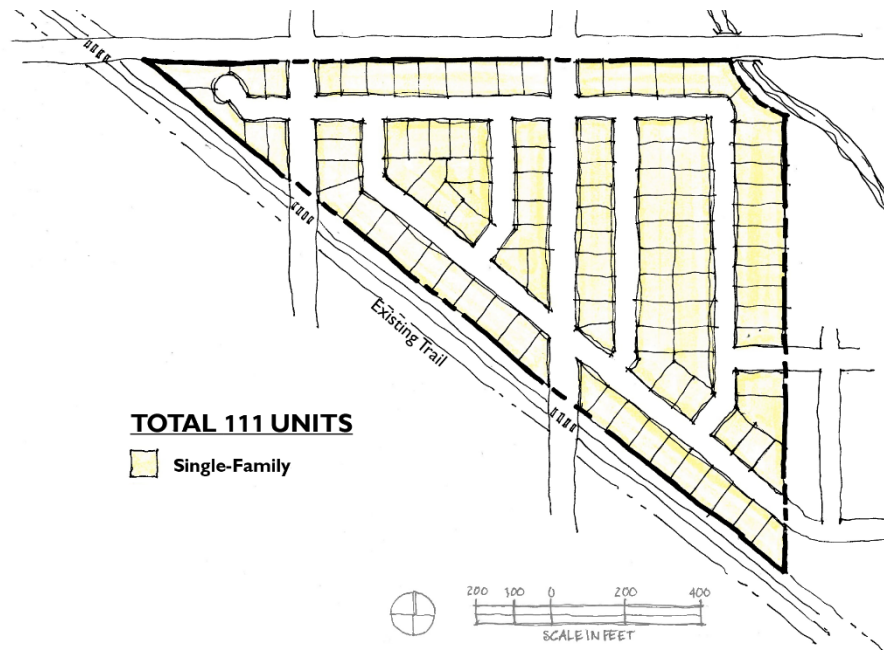
F. Housing Type Diversity Bonus Option.

1. Density bonus incentives are available for the following “missing middle” housing types:
 - i. Small detached single-family dwellings per RDC 18.206.020.C.
 - ii. Accessory dwelling units per RDC 18.206.030.C.
 - iii. Cottages per RDC 18.206.040.B.2.
 - iv. Duplexes and triplexes per RDC 18.206.050.B.
 - v. Townhouses per RDC 18.206.060.B.
2. Limitations. The maximum combined percentage of applicable small detached dwellings, cottages, and duplex, triplex, and townhouse dwelling units in development that qualify for the density bonus option herein are set forth by zone. Figure 18.206.025-F illustrates an example of how this works.
 - i. RLD-4: 20 percent.
 - ii. RLD-6: 30 percent.
 - iii. RLD-8: 40 percent.

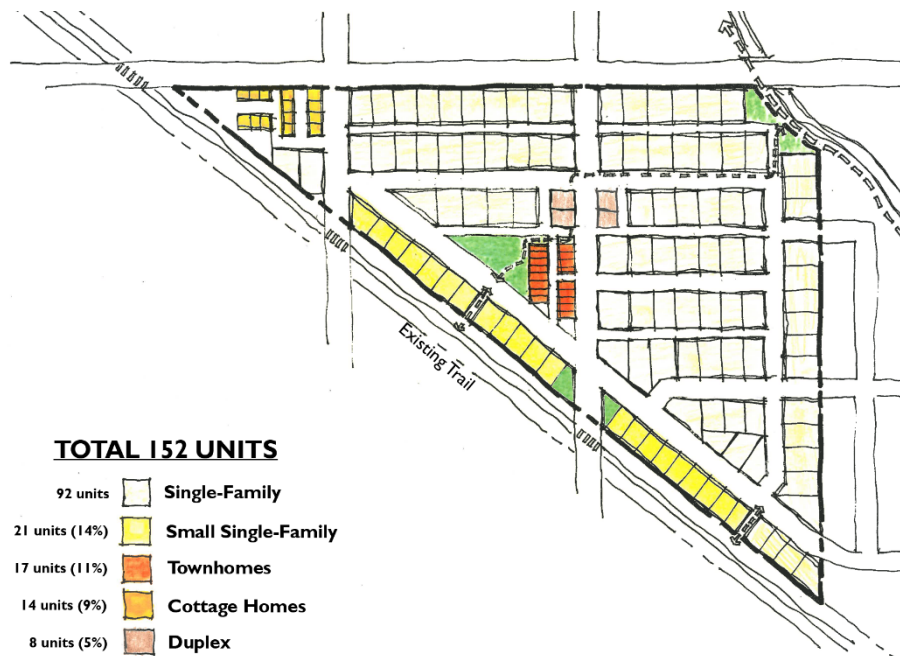
Individual cottage developments are exempt from this limitations. However, for larger developments that include cottages and other housing types, such cottages will be included in the calculations and the subject development shall comply with these limitation standards herein.
3. Any use of a density bonus under this section and the referenced sections of RDC Chapter 18.206 shall be recorded on the face of the plat noting the maximum total number of units, the designated types and number of units for each lot, and if applicable the maximum floor area of units.

Figure 18.206.025-F

Illustrating an example of a subdivision integrating missing middle housing types to allow for a modest density bonus.



Example standard subdivision example with 100% of lots single family.



Example subdivision integrating missing middle housing types to achieve a density bonus. Using the calculations for available density bonuses for these housing types, the 152 dwelling units represented here would equate to 123 dwelling units for the purpose of density calculations. Missing middle housing types represent 39% of the total dwelling units in this example – a percentage that would be acceptable in the RLD-8 zone.

Re below Table Notes, for note #1, updates to draft 18.210.060, along with the new subsection (D) above the table, make it unnecessary.

For note #2, the updates in draft 18.401.100, and adding the rest under new subsection (E) above the table, make this footnote unnecessary.

Table Notes:

- (1) ~~All setbacks for lots abutting or adjacent to the public rights-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45th Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.~~
- (2) ~~The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.~~

18.210.030 - Lot requirements.

~~Through lots are prohibited in new subdivisions, except where subdivisions about the major corridors identified in RDC 18.210.060. For lots adjacent to collector roads where driveways might be undesirable, consider alley-loaded lots and wider front yards as illustrated in the example in Figure~~

The existing 18.210.030 (A) is an unnecessary statement, and (B) is consolidated with the dimensional section below. 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.

Note that the current through lot definition already says, "Through lots are strongly discouraged by this title."

~~A. Minimum lot width and minimum lot area shall be consistent with Table 18.210.040-1.~~

~~B. Maximum lot area for new lots created after the effective date of this title shall not exceed one hundred fifty percent of the minimum lot size for the zone in which the lot is located established in Table 18.210.040-1. New lots shall also meet the minimum density requirements established in Table 18.210.050-1. The maximum lot area standard shall not apply to the remaining parent parcel after a land division. Lots created for non-residential uses such as parks and trails, utilities, and critical areas are exempt from this standard.~~

Figure 18.210.030
Through-lot alternative: Alley-loaded lots.



Above: Through-lots and their resulting walls that line streets are prohibited in new subdivisions, except where subdivisions abut designated major corridors. Below: Alley loaded lots with generous front yards are a desirable alternative for new lots adjacent to collector streets where driveways may be less desirable.



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~~covered but unenclosed porches ~~that are at least sixty square feet in footprint area~~ may project up to ~~five-six~~ 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
 - 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.

- E. 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.

18.210.050 – Density requirements.

The density section is consolidated with other numeric standards above.

- A. ~~Density requirements for RLD development are set forth in Table 18.210.050-1.~~

Table 18.210.050-1

	RLD-4	RLD-6	RLD-8
Min. Density: Dwelling Units/Net Developable Acre	4 du/æ	4 du/æ	6 du/æ
Max. Density: Dwelling Units/Net Developable Acre	4 du/æ	6 du/æ	8 du/æ

18.210.060 – Neighborhood design standards.

The neighborhood design standards are relocated to 18.206.020.

- 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 low density residential developments with five or more lots vested after the effective date of this ordinance.~~
- C. ~~Every home shall contain the following features:~~
 - 1. ~~All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum three inches wide), and where no wall openings exist on a façade, contrasting materials must be incorporated;~~
 - 2. ~~Roof overhang (minimum six inches);~~
 - 3. ~~Porch or covered entry for the primary entrance; and~~
 - 4. ~~Minimum 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.~~
- D. ~~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:~~

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.~~
2. ~~Front façade features. Every front façade shall contain a minimum of three elements from the lists below to include a minimum of 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 18.240.120.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.~~
 - ~~Covered porch area with a minimum of fifteen square feet~~
 - ~~Dormers~~
 - ~~Gables~~
 - ~~Hipped, gable, gambrel, mansard or similar pitched roof~~
 - ~~Bay windows~~
 - ~~Twelve-inch offset from one exterior wall to another~~
 - ~~Balconies~~
 - ~~Roofline offset of at least two feet from the top surface of one roof to the other~~
 - ~~Vertical breaks/horizontal walls~~
 - ~~Recessed building entry at least two feet deep by four feet wide~~
 - b. ~~Decorative elements.~~
 - ~~Decorative garage doors~~
 - ~~Pillars/posts~~
 - ~~Decorative eave or barge boards with two material variations~~
 - ~~Decorative shingles or varied siding in gables~~
 - ~~Decorative siding (shingles, shake, batten board, wainscoting, or similar)~~
 - ~~Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area~~
 - ~~Variable siding; the use of two or more types of siding~~
 - ~~Fiber cement horizontal lap siding between three and seven inches wide~~
 - ~~Shed roof above window(s)~~
 - ~~Belly Band cladding~~
 - ~~Functional shutters or louvers~~
 - ~~Corner boards/posts~~
 - ~~Knee or eave braces~~
 - ~~Enlarged trim on garage door headers at least six inches wide~~
 - ~~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.~~

~~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.~~

~~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.~~

~~18.210.035~~**18.210.050 - Green design.**

- A. The purpose of this section is to ensure best practices of environmental stewardship within the city of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.
- B. Development of single family residential uses within Ridgefield shall choose at least two practices from the list below during construction:
 1. Landscape with drought-tolerant, native plants
 2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
 3. Recycle, salvage, or donate excess or unwanted materials
 4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
 5. Rain gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
 6. Other green design practices that are acceptable to the community development director.

~~C. See related standards for green building under RMC Chapter 14.32.~~

~~18.210.065~~**18.210.060 - Additional dDesign provisions along major corridors.**

- A. The following standards apply to all lots abutting or adjacent to the public rights-of-way of major corridors, which are defined as Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, ~~or and~~ South Royle Road, ~~and may not be modified through the PUD process.~~ Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element. These standards may not be modified through the PUD process.

Old subsection (B) is not needed because the single-family standards will already be applying regardless of location.

~~B. Architectural Design. The architectural design standards in RDC 18.210.060.C and RDC 18.210.060.D apply.~~

New subsection (B) consolidates the setback standards from several other locations in code. Those other code sections now cross-reference to here.

B. Setbacks. All yard setbacks for applicable lots are 25 feet from the major corridor right-of-way.

C. Fencing and Walls. All residential lots shall comply with the following fencing and wall standards in addition to RDC 18.210.110 and Chapter 18.740.

1. Install a fence or wall continuously along ~~the entire lot lines facing~~ major corridors as listed in subsection A of this section, and located directly behind the planting strip required in subsection D of this section. The fence or wall must comply with the site clearance provisions of Section 2.15 of the city engineering standards.

Comments at the live workshop noted that some subdivisions have different wall designs between phases. The update below will help preserve consistency.

2. The fence or wall must be a minimum of six feet high and be constructed to give the appearance of earth tone stone with columns or physical indentations in the fence or wall at least every fifty lineal feet to reduce the massing effect of the fence material. The fence or wall design shall be compatible with nearby fences and walls along the major corridors, and shall match the design of any previous fences or walls in the same subdivision. The design and shall be approved by the community development director.
 3. The property owner, developer or homeowners association is responsible for the maintenance of the fence or wall.
 4. The fence or wall shall not be built until the city issues a fence permit consistent with RDC 18.740.050, the city issues a building permit for a wall, or grants approval through the development review process.
- D. Landscaping. The following standards are in addition to the requirements in RDC 18.725. Figure 18.210.065-D is an example of design adhering to these standards.
1. A minimum five-foot wide planting strip shall be required between ~~the back edge of the sidewalk abutting or adjacent to major corridors as listed in subsection (A) and~~ the property lines of abutting lots, tracts or parcels and the required fence listed in subsection C of this section. Vegetation within this planting strip shall satisfy the following standards:
 - a. Proposed vegetation shall be detailed in a landscape plan, consistent with the requirements of RDC 18.725.070, that addresses plant location, plant type, quantity, initial and mature planting sizes and method of irrigation.
 - b. The planting strip shall be planted with a diverse mixture of evergreen trees, native shrubs and groundcover. Water features (creeks, fountains, etc.) may augment or replace the landscaping feature.
 - c. All plantings shall remain 50 percent opaque year round.
 - d. An in-ground irrigation system shall be installed to ensure the growth and long-term viability of planted materials.
 - e. The perpetual maintenance and operation of the ~~five-foot wide~~ planting strip shall be the responsibility of a homeowner's association and/or the developer.

Figure 18.210.060-D
Major corridor plan-view example.

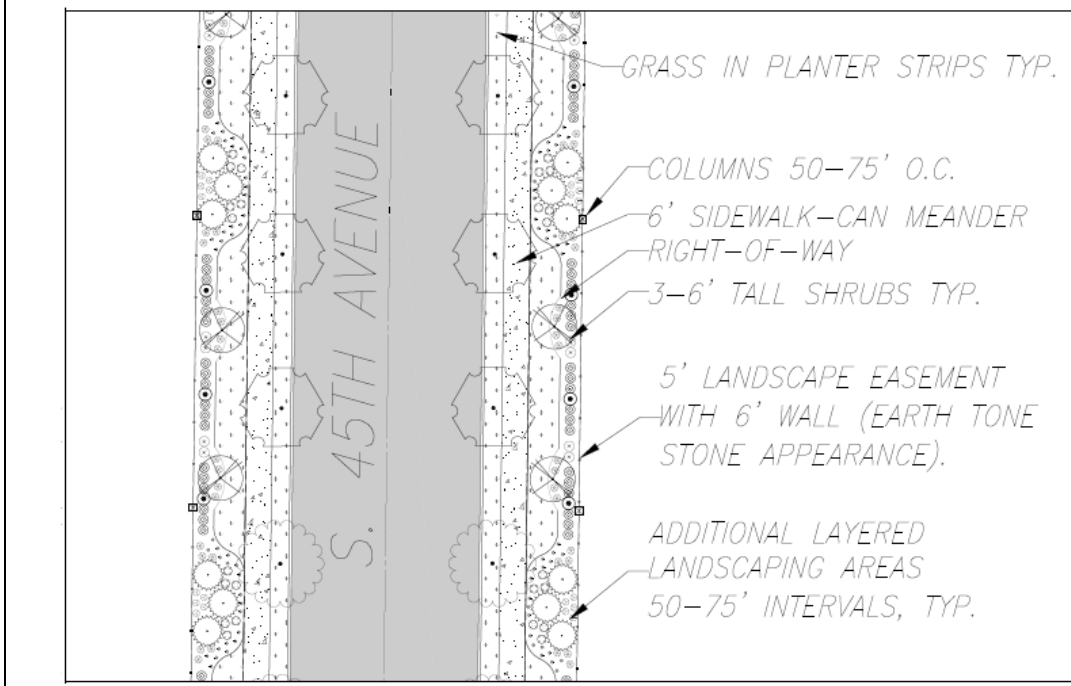
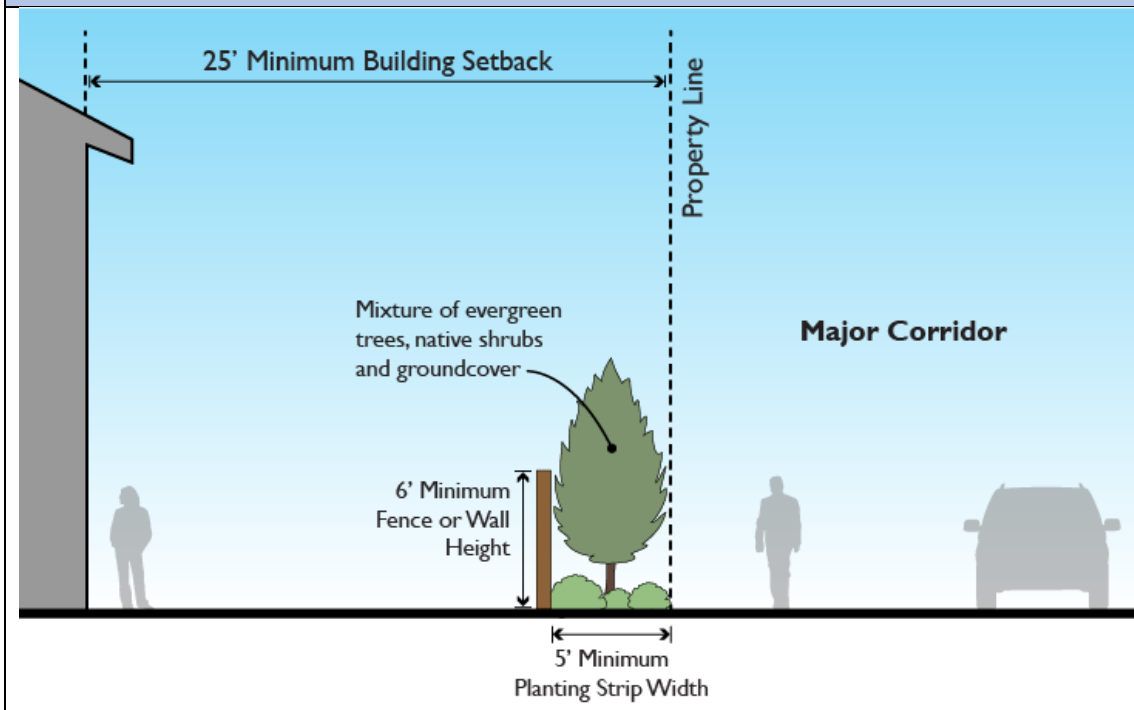


Figure 18.210.060-D.2
Major corridor cross section example.



18.210.070 - Signs.*No changes proposed***18.210.075 - Exterior lighting.***No changes proposed***18.210.080 - Vehicles in residential zones.***No changes proposed***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.

18.210.100 - Landscaping.*No changes proposed***18.210.110 - Fences and walls.***No changes proposed***18.210.120 - Accessory structures and dwellings.**

- A. Accessory structures and dwellings must meet the lot requirements and dimensional standards in RDC 18.210.030 and ~~48.210.040~~ 18.210.025 with the following exceptions:
 - 1. Garages.
 - a. Detached garages shall not exceed eighteen feet in height.
 - b. See RDC Chapter 18.206 for other garage standards.

Garages are typically not considered accessory, and are most commonly attached, so these standards have been moved to the single family design standards under Chapter 18.206.

- ~~b. For single family detached dwellings, garages or carports either detached from or attached to the main structure, the applicant shall select one of the following:~~
 - ~~i. The garage or carport shall be set back from the front building facade, including covered porches, by a minimum of four feet; or~~
 - ~~ii. The home shall meet the enhanced architectural design standards in Section 48.210.060 D.2; or~~
 - ~~iii. The applicant shall develop under the National Green Building Standards (NGBS) as specified in RMC 14.32.~~
- ~~c. To qualify as a porch under this subsection, the porch must extend along a minimum of fifty percent of the street-facing building facade that is not devoted to the garage, and must be at least four feet wide. Garage doors may be located forward of the front face of the residential structure and be located in up to fifty 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 thirty percent of the wall facing the street.~~
- ~~d. For single family attached dwellings, detached garages and all carports shall not protrude beyond the front building facade.~~

2. One uninhabited freestanding structure less than 10 feet high and 200 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback, provided:
 - a. The structure shall retain a fire separation distance as specified in adopted building codes.
 - b. The structure shall be set back at least five feet farther than the house from any street if the structure is located in the side yard.

Accessory structures and dwellings are only permitted as accessory uses to a primary use, and must be located on the same parcel as the primary use.

Accessory dwellings are further regulated by RDC 18.205.020 and 18.205.030.

- A. Purpose. To accommodate potential future expansion of the CMU district, which encompasses the city's traditional commercial and civic core, the downtown transition area allows for limited commercial activity in the residential districts surrounding the CMU district.
- B. District Boundaries. The Downtown Transition Area (DTA) shall be bounded by the centerline of Sargent Street extended to 8th Avenue, 8th Avenue south of Pioneer Street, 5th Avenue north of Pioneer Street, Division Street, and Railroad Avenue, exclusive of properties zoned RMD-16, CMU or P/OS. The district shall also include parcels abutting Division Street on the north side of the street between N Railroad Avenue and N 5th Avenue, and parcels abutting Sargent Street on the south side of the street between S 3rd Avenue and S 5th Avenue. The district shall also include all parcels adjacent to the district boundaries. The district boundaries shall be as illustrated in Figure 18.210.130-B.

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

Live workshop: 3.9

Online survey: 2.7

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.

- C. Residential Uses. Within the downtown transition area, the following modifications to land use, dimensional, and density standards apply:
1. Single family detached.
 - i. For the purpose of density calculations, single-family detached dwellings 1,600 square feet or less in gross floor area may count as 0.5 units provided the lot is at least 2,500 square feet and all applicable setback, open space, and design standards are met.
 - ii. The density bonus available in this subsection shall not be combined with other density bonuses.
 2. Duplexes.
 - i. Duplexes are allowed on all corner lots regardless of lot size or density requirements.
 - ii. Duplexes are allowed on all lots at least 4,700 square feet in area regardless of density requirements.
- D. Nonresidential Uses. Within the downtown transition area, limited commercial and office activity may be allowed provided:
1. Use is located on a lot platted 10,000 square feet or less zoned RLD.
 2. The building in which the use is located was lawfully established prior to the effective date of this ordinance. Existing buildings may be expanded by no more than ~~twenty~~ 20 percent of the existing total floor area. Non-residential SDCs, impact fees, and building and life safety codes may apply to proposed alterations or expansions.
 3. Use meets the definition of general office, general retail trade/services, eating and drinking establishment use types as defined in RDC 18.100.
- E. Review. The community development director shall review applications for uses in the downtown transition area not allowed by the underlying zoning as well as proposed expansions and alterations consistent with RDC 18.210.130.C through a minor site plan review as described in RDC 18.500.030.B.
- F. Development Standards. The parking, landscaping, lighting, and sign standards for the CMU zone shall apply to proposed nonresidential uses in the DTA.
- G. Adjustment of Dimensional Standards for Building Expansions. The city will attempt to allow flexibility in lot coverage and dimensional standards set forth in RDC 18.210.030 and ~~18.210.040~~ 18.210.025 so long as the adjustments to the standards are consistent with the character of the downtown transition area as follows:
1. The burden of demonstrating that the proposed relaxation of the base zone dimensional standards is consistent with the character of the DTA lies solely on the applicant and shall be supported by substantial evidence, including, but not limited to, demonstrating consistency with the "14 Essential Guidelines for Downtown Ridgefield."
 2. Building setbacks to the street may be reduced if the proposed structure is of the same, or substantially similar, scale, mass, height and composition of materials as fifty percent of like types of buildings within a distance of two blocks of the proposed structure on the same street.

3. The building height must meet the requirements for the underlying residential zone.
4. The request for flexibility may exceed twenty percent of the numeric base zone standard without application of RDC 18.350.030.G.

18.210.135 - Special provisions for the Gee Creek Plateau sub-area (Cluster Development).

No changes proposed

~~18.210.140 - Special provisions for townhouse developments.~~

The standards and lot dimension adjustments for townhouses are consolidated in the new Chapter 18.206.

- ~~A. Townhouse developments and other single-family attached dwellings are subject to the provisions of RDC 18.220.140.~~
- ~~B. The following dimensional standards supersede the requirements in RDC 18.210.040, provided the density standards of RDC 18.210.050 are met:~~
- ~~1. Minimum lot width may be reduced to thirty feet.~~
 - ~~2. Minimum lot area may be reduced to two thousand five hundred square feet.~~

~~18.210.150 - Special provisions for cottage, carriage and two/three unit homes.~~

The following cottage, duplex, and triplex standards are replaced or updated in Chapter 18.206.

- ~~A. Voluntary Provisions. The provisions of this subsection are an alternative to detached single-family home product. These standards address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.~~
- ~~B. Definitions. See Chapter 18.100, Definitions, for definitions of the terms used in this section.~~
- ~~C. Applicability. The housing types described in this chapter may be used only in the RLD-4, RLD-6, RLD-8, and RMD-16 zones.~~
- ~~D. Primary Standards.~~

Table 18.210.150-1

	Cottage	Carriage Unit	Two/Three-Unit Home ¹
Max Unit Size ²	1,500-square feet ³	800-square feet	1,000-square feet average-unit size
			Structure total ⁴ :
			Two-Unit: 2,000-sf
			Three-Unit: 3,000-sf
Density	2 times the maximum density allowed in the underlying zone, up to a maximum of 16 units per net developable acre. ^{5,6}		
Max Floor Area Ratio (FAR) ⁷	0.35		
Development Size	Min 4 units Max 24 units		

	Maximum cluster: ⁸ 12 units		Must be limited to either one two-unit home or one three-unit home, or be part of a cottage development, unless approved through Type II process.
Review Process	Type II	Allowed when included in a cottage project.	Single two-unit home or single three-unit home: Type I process. Development containing more than one two-unit or one three-unit home (other than a cottage project): Type II. ⁵ process
Location	Developments containing cottage, carriage and/or two/three-unit homes may not be located closer than the distance noted below to another development approved under the provisions of this chapter:		
	1—9 Units: 250 feet		
	10—19 Units: 500 feet		
	20—24 Units: 750 feet		
Parking Requirements	Minimum of one space per unit.		
Minimum Required Yards (from exterior property lines of subject property)	Front: 20 feet Other: 10 feet	Allowed when included in a cottage project.	Front: 20 feet Other: 10 feet
Lot coverage (all impervious surfaces). ¹⁰	50%	Allowed when included in a cottage project.	50%
Height			
Dwelling Units	25 feet where minimum roof slope of 6:12 for all parts of the roof above 18 feet are provided. Otherwise, 18 feet.		
Accessory Structures	One story, not to exceed 18 feet.		
Common Open Space	400 square feet per unit. Private open space is also encouraged.		
Community Buildings	Community buildings are encouraged.		
Attached Covered Porches. ¹¹	Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides.		
Accessory Dwelling Units (ADUs)	Not permitted as part of a cottage, carriage or two/three-unit home development.		

¹ Within the downtown transition area this housing type is only allowed where it is included in a cottage project.

² A covenant restricting any increases in unit size after initial construction shall be recorded against the property. Vaulted space may not be converted to habitable space.

³ Maximum size for a cottage is 1,500 square feet. A cottage may include an attached garage, not to exceed 250 square feet.

⁴ Maximum size for a two-unit home is 2,000 square feet. A two-unit home may include an attached garage, not to exceed 500 square feet. The maximum size for a three-unit home is 3,000 square feet. A three-unit home may include an attached garage, not to exceed 750 square feet.

⁵ Existing detached dwelling units may remain on the subject property and will be counted as units.

⁶ When the conversion from detached dwelling units to equivalent units results in a fraction, the equivalent units shall be limited to the whole number below the fraction.

⁷ FAR regulations are calculated using the entire development site. FAR for individual lots may vary.

⁸Cluster size is intended to encourage a sense of community among residents. A development site may contain more than one cluster, with a clear separation between clusters.

⁹Carriage units and two/three-unit homes may be included within a cottage housing proposal provided, that the number of two/three-unit homes and carriage units does not exceed 20 percent of the total number of units in the project.

¹⁰Lot coverage is calculated using the entire development site. Lot coverage for individual lots may vary.

¹¹Requirements for porches do not apply to carriage or two/three-unit homes.

~~E. Community Buildings and Community Space in Cottage Developments. Cottage developments are encouraged to create community buildings and community open space.~~

- ~~1. Community buildings or space shall be clearly incidental in use and size to the dwelling units.~~
- ~~2. Building height for community buildings shall be no more than one story. Where the community space is located above another common structure, such as a detached garage or storage building, the maximum building height for the underlying zone applies.~~
- ~~3. Community buildings must be located on the same site as the cottage housing development, and be commonly owned by the residents.~~

~~F. Design Standards and Guidelines.~~

~~1. Cottage Projects.~~

- ~~a. To the maximum extent feasible, each dwelling unit lot that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.~~
- ~~b. Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of-way, the city shall determine to which right-of-way the entrance or porch shall be oriented.~~
- ~~c. Required Common Open Space. Common open space must be outside of critical areas, such as wetlands, streams and their buffers, and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.~~
 - ~~i. Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of twenty feet on all sides.~~
 - ~~ii. Required common open space may be divided into no more than two separate areas per cluster of dwelling units.~~
 - ~~iii. Common open space shall be centrally located and be easily accessible to all dwellings within the development.~~
 - ~~iv. Fences are not allowed within required open space areas unless required as a condition of approval.~~
 - ~~v. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Trees larger than eighteen inches diameter at breast height shall be retained and protected during site construction.~~
 - ~~vi. Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:~~
 - ~~(a) The open space shall be located so that it will be surrounded by cottages or two/three-unit homes on at least two sides;~~
 - ~~(b) At least fifty percent of the units in the development shall abut a common open space. A cottage is considered to "abut" an area of open space if there is no structure, lot, parcel, tract or right-of-way between the unit and the open space.~~

- ~~vii.— Surface water management facilities shall be limited within common open space areas. Low impact development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults are permitted if located underground.~~
- ~~d.— Shared Detached Garages and Surface Parking Design. To minimize the size of a parking area and to avoid impacts to public spaces, shared detached garages and surface parking areas shall satisfy the following six design criteria:

 - ~~i.— Shared detached garage structures may not exceed four garage doors per building, and a total of one thousand two hundred square feet.~~
 - ~~ii.— The design of a shared garage must be similar and compatible to the dwelling units within the development in terms of size, scale, massing, materials and roof pitch.~~
 - ~~iii.— Shared detached garage structures and surface parking areas must be screened from public streets and adjacent residential uses by landscaping that achieves eighty percent opacity or architectural screening.~~
 - ~~iv.— Shared detached garage structures shall be reserved for the residents of the development.~~
 - ~~v.— Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least twenty feet.~~
 - ~~vi.— The roof lines of carports must be similar to the roofline of the dwelling units within the development.~~~~
- ~~e.— Low Impact Development. The site design shall incorporate the low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design must meet three of the following objectives:

 - ~~i.— Preserve natural hydrology.~~
 - ~~ii.— Minimize impervious surfaces.~~
 - ~~iii.— Treat stormwater in numerous small, decentralized structures.~~
 - ~~iv.— Use natural topography for drainageways and storage areas, to the extent feasible.~~
 - ~~v.— Preserve portions of the site in undisturbed, natural conditions.~~
 - ~~vi.— Reduce the Use of Piped Systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.~~~~
- ~~f.— Two/Three Unit Homes and Carriage Units within Cottage Projects. Two/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.~~
- ~~g.— Variation in Unit Sizes, Building and Site Design. Cottage projects shall create building and site design that promotes architectural variety and visual interest and which is compatible with the character of the surrounding neighborhood by:

 - ~~i.— Including a mix of unit sizes within a single development.~~
 - ~~ii.— Employing multiple architectural styles and site design elements. Dwellings with the same combination of features and treatments may not be located adjacent to each other.~~~~
- ~~h.— Pedestrian Flow Through Development. Pedestrian connections shall link all buildings to the public right of way, common open space and parking areas.~~

- ~~2. Two/Three-Unit Homes Not Included in Cottage Developments. Two and three-unit homes are an allowed use on individual lots in the RLD-4 and RLD-6 zones.~~
- ~~a. Entries. Two and three-unit homes shall maintain the traditional character and quality of detached single-family dwelling units by using design elements such as single points of entry addressing the street, pitched roofs, substantial trim around windows, porches and chimneys. A multiple-unit home may use no more than one entry on each side of the structure.~~
 - ~~b. Low Impact Development (LID). Projects containing two or more two/three-unit homes shall follow the LID standards in RDC 18.210.150(F)(1)(e).~~
 - ~~c. Garages and Surface Parking Design.~~
 - ~~i. Garages and driveways for two/three-unit homes. No more than three garage doors may be visible on any facade of the structure.~~
 - ~~ii. Surface parking shall be limited to groups of no more than three stalls. Parking areas with more than two stalls must be visually separated from the street, perimeter property lines and common areas through site planning, landscaping or natural screening.~~
- ~~G. Review Process:~~
- ~~1. The city will process an application for a cottage housing development or a development containing more than one two-unit or one three-unit home through a Type II site plan review process per RDC 18.500. Cottage housing developments may also be reviewed through a subdivision or PUD process; see RDC 18.600 and 18.401, respectively.~~
 - ~~2. A single two-unit home or single three-unit home shall be reviewed through a Type I site plan review process.~~

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

This chapter has some re-ordering of sections for logical order of reading – for example, placing the key use and dimensional sections together, and moving the detailed lot and setback provisions immediately after the dimensional section. Other section moves and consolidation are noted.

18.220.010 - Purpose.

No changes proposed

18.220.015 - Applicability.

No changes proposed

18.220.020 - Uses.

- A. All uses shall comply with the provisions of RDC 18.205.
- B. Site plan review is required for all permitted uses in the RMD district in accordance with RDC 18.500.
- C. Uses Approved Through the PUD Process. Additional commercial uses are allowed in the RMD zone that are permitted, limited, or conditional uses in the CNB district through the PUD process provided they directly support a residential development of at least one hundred units.
 1. The maximum ratio of commercial development to residential development shall be 1:10; as measured by acreage or gross floor area of development, exclusive of open space, whichever permits a greater amount of commercial development.
 2. The maximum amount of commercial development for uses otherwise prohibited in the RMD zone which may be approved through the PUD process, without a plan amendment, is three acres or 100,000~~one hundred thousand~~ square feet gross floor area.
 3. All commercial uses otherwise prohibited in this zone will be reviewed as conditional uses as part of the PUD process, and must satisfy the requirements of RDC Chapter 18.340, Conditional Uses.

Subsection (D) is relocated from the deleted density section .050.

- D. Single-family residential development shall not be approved on RMD land in the absence of an approved development plan which meets the minimum density standard of this zone. For PUD subdivisions, see related standards in 18.401.060.

18.220.04018.220.025 - Dimensional and density standards.

- A. Dimensions shall be consistent with Table 18.220.04018.220.025-1. Adjustments for townhouse developments are in RDC 18.206.060.
- B. See RDC 18.210.060 for special setback and design requirements along major corridors.
- C. Minimum side yard setbacks shall not be reduced through the adjustment or variance process.
- D. The senior housing bonus, as described in RDC 18.235.020.P, may be applied to development within the RMD-16 zone. All site requirements and development standards of the RMD district shall apply to developments that obtain a senior housing bonus. Additionally, developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.

Table 18.220.025-1 RMD dimensional and density standards.	
Standard	RMD-16
Min. Lot Width	30 feet
Min. Lot Area	2,500 square feet
<u>Min. Density: Dwelling Units/Net Developable Acre</u>	<u>8 du/ac</u>
<u>Max. Density: Dwelling Units/Net Developable Acre</u>	<u>16 du/ac</u>
Min. Front Yard Setback (1)(2)(3)	10 feet
Min. Rear Yard Setback (1)(2)(3)	5 feet
Min. Side Yard Setback (1)(2)(3)(4)	5 feet
Max. Height	35 feet (40 feet with pitched roof)
We recommend deleting maximum building coverage because new open space standards for each residential product type will achieve the same goal. RDC 18.725.055 also already requires 25% of RMD sites to be covered by landscaping.	
Max. Building Coverage	60% (net developable acres)
Max. Impervious Surface	75% (net developable acres)

For note #1, this is moved to draft 18.220.040(E) as a setback exception.

For note #2, which applies only to triplex and multifamily development, we suggest simply removing the standard. It appears unlikely to apply anymore given the existing build-out and upcoming plats in the RMD-16 zone – plus, the new design standards for triplexes (and existing standards for multifamily) provide significant protections and compatibility requirements, including minimum open space and roof design.

For note #3, the updates in draft 18.210.060, and the cross-reference in subsection (B) above the table, make this unnecessary.

For note #4, the updates in draft 18.401.100 make this unnecessary, along with the new subsection (C) above the table.

Table notes:

- ~~(1) Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.~~
- ~~(2) For developments consisting of three or more dwelling units located on a single parcel, the setback shall be fifteen feet along any property line abutting RLD-4 or RLD-6 zones.~~
- ~~(3) All setbacks for lots abutting or adjacent to the public rights-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45th Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.~~
- ~~(4) The minimum side yard setback shall not be reduced through the PUD or adjustment or variance process.~~

18.220.030 - Lot requirements.

The existing (A) is an unnecessary statement.

The below through lot provision 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, 1 being very bad):

Live workshop: 3.8

Online survey: 3.7

See the workshop report for more details on survey results.

Note that the current through lot definition already says, "Through lots are strongly discouraged by this title."

~~A. Minimum lot width and minimum lot area shall be consistent with Table 18.220.040-1.~~

Through lots are prohibited in new subdivisions, except where subdivisions abut the major corridors identified in RDC 18.220.070.

~~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-foot 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 eC~~covered but unenclosed porches ~~that are at least 60 square feet in footprint area~~ may project up to ~~five six~~ 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.
 - 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.
- 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.

~~18.220.050 – Density.~~

The density section is consolidated with other numeric standards above. The single-family requirement is moved to 18.220.020, Uses.

- A. ~~Minimum Density. The minimum density that may occur on RMD land is eight dwelling units per net developable acre. Single-family residential development shall not be approved on RMD land in the absence of an approved development plan which meets the minimum density standard of this zone.~~
- B. ~~Maximum Density. The maximum density that may occur on RMD land is sixteen dwelling units per net developable acre.~~

18.220.03518.220.050 - Green design.

- A. The purpose of this section is to ensure best practices of environmental stewardship within the city of Ridgefield and to protect, to the extent practicable, our natural environment for future residents.
- B. Development of single or multi-family residential uses within Ridgefield shall choose at least two practices from the list below during construction:
 - 1. Landscape with drought-tolerant, native plants
 - 2. Install water-conserving drip, micro-mist, or sub-surface irrigation systems
 - 3. Recycle, salvage, or donate excess or unwanted materials
 - 4. Recycle materials for use in walls, fences, trails, or other amenities that are integral to the development.
 - 5. Rain gardens to accommodate storm water on-site, particularly roof drains, rather than conveyance to a community system.
 - 6. Other green design practices that are acceptable to the community development director.

C. See related standards for green building under RMC Chapter 14.32.

18.220.060 - Site design and pedestrian circulation.

- A. All residential buildings on the same lot shall be separated by a minimum of twenty feet, except for cottage housing developments meeting the standards of RDC 18.206.040.
- B. Primary facades and building entries shall face the street. Building entries shall be visible from the street or, if this is not possible, from other buildings and primary pedestrian routes.
- C. Direct pedestrian access shall be provided from building entries to public sidewalks, other buildings, on site open space, and parking areas without requiring pedestrians to walk through parking lots or cross driveways. Buildings in multifamily complexes shall be connected with sidewalks or paved paths.
- D. The site and buildings shall provide site lines that allow observation of outdoor spaces by building occupants. Buildings shall be sited so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.
- E. Site configurations shall avoid creating entrapment areas such as dead-end exterior spaces or pathways where a pedestrian could be trapped by an aggressor.

~~18.220.065 - Architectural design standards.~~

Relocated to 18.206.070.

- ~~A. Exterior Materials. Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.~~
- ~~B. Facade Standards.~~
 - ~~1. All new residential building facades shall feature at least three of the following design features per dwelling unit that makes up the facade:

 - ~~a. Windows and door treatments which embellish the facade, such as trim a minimum of two inches wide around the windows facing a public street;~~
 - ~~b. Porches or covered entries;~~
 - ~~c. Dormers;~~
 - ~~d. Fascia boards at least six inches wide;~~~~

- e. ~~Bay windows;~~
 - f. ~~Cupolas or towers;~~
 - g. ~~Pillars or posts;~~
 - h. ~~Eaves, with a minimum six-inch projection;~~
 - i. ~~Balconies;~~
 - j. ~~Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);~~
 - k. ~~Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;~~
 - l. ~~Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, trellis or arcade, or other elements the Director finds compatible with the residential character of the zone.~~
2. ~~Large buildings shall be broken into smaller components to reflect the character and scale of the surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.~~
 3. ~~Continuous building facades longer than fifty feet which face the street or low-density residential zones shall incorporate modifications to the vertical plane of the facade. The facade shall incorporate building elements such as embellished entrances, courtyards, bays, balconies, and other architectural elements to visually divide the facade every thirty feet or less.~~
 4. ~~Blank walls shall be articulated in one or more of the following ways:~~
 - a. ~~Installing a vertical trellis in front of the wall with climbing vines or planting materials.~~
 - b. ~~Providing a landscaped planting bed a minimum of five feet wide in front of the wall with plant materials that can obscure at least fifty percent of the wall's surface within three years.~~
 - c. ~~Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.~~
 - d. ~~Other equivalent method that provides for enhancement of the wall.~~
- C. ~~Rooflines. Buildings shall avoid straight, unvaried rooflines exceeding sixty lineal feet and shall employ devices such as various elevations, gables, dormers, and chimneys. Roofline variation shall be achieved using one or more of the following methods:~~
1. ~~Vertical offset in ridge line;~~
 2. ~~Horizontal offset in ridge line;~~
 3. ~~Variations in roof pitch;~~
 4. ~~Gables;~~
 5. ~~Dormers;~~
 6. ~~Decorative cornices and rooflines (e.g., for flat roofs).~~
- D. ~~Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building facade.~~

18.220.070 - ~~Additional d~~Design provisions along major corridors.

- A. The provisions of RDC 18.210.065-060 apply to all lots abutting or adjacent to the public rights-of-way of major corridors, which are defined as Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, or and South Royle Road ~~and may not be modified through the PUD~~

~~process.~~ Adjacent, when used in this section, means, separated by a street, tract, open space, or similar intervening element.

Subsection (B) applies to only to townhouses and other attached products. Subsection B.1 contains a cross-reference to a section that does not exist, and the purpose of requiring French doors is unclear, particularly since lots on major corridors are required to have 6-feet high walls or fences obscuring views into backyards. Subsection B.2 is not needed because townhouse standards in the Chapter 18.206 already require open space, and flexibility in the location and design of open space is recommended.

~~B. If the residential structure includes multiple dwelling units facing Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, or South Royle Road, each unit shall have:~~

- ~~1. French doors as prescribed in RDC 18.210.065.B.1.~~
- ~~2. A covered deck/patio as prescribed in RDC 18.210.065.B.2.~~

18.220.080 - Signs.

No changes proposed

18.220.090 - Exterior lighting.

No changes proposed

18.220.095 - Vehicles in residential zones.

No changes proposed

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. 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.~~

18.220.110 - Landscaping.

No changes proposed

~~18.220.115 - Open space and recreation areas.~~

Since the new Chapter 18.206 covers open space standards for each specific attached and detached product type, the below section will only apply to multifamily development. We have consolidated this section with the other multifamily design standards under the new 18.206.070.

- ~~A. Twenty five percent of the net developable acres of each RMD development shall be provided as landscaped open space or common recreation areas.~~
 - ~~1. Single family attached or detached developments in the RMD zone developed through the PUD process that fully comply with the open space requirements of RDC 18.401.080.B are exempt from the requirements of this section.~~
 - ~~2. For all other types of residential development in the RMD zone developed through the PUD process, open space and recreation areas developed to satisfy this section may also be~~

~~credited towards the open space requirements of RDC 18.401.080.B. The standards of this section and the PUD section must be met.~~

~~B. Common recreation areas shall be provided for each RMD development as follows:~~

- ~~1. Minimum one hundred seventy square feet per three-bedroom unit or larger.~~
- ~~2. Minimum one hundred thirty square feet per two-bedroom unit.~~
- ~~3. Minimum one hundred square feet per studio or one-bedroom unit.~~

~~C. Common recreation areas must be accessible by all residents and may include the following:~~

- ~~1. Outdoor common recreation areas including parks, trails, and sports facilities.~~
- ~~2. Play areas at least four hundred square feet in size. Any play apparatus that is provided must meet consumer product safety standards for equipment, soft surfacing, and spacing.~~
- ~~3. Community garden plots. The community garden area must be fenced, and must include a shared tool shed and water source for irrigation. Community gardens are not subject to the requirements of the city's community garden program.~~
- ~~4. Indoor common recreation areas including community centers and recreation rooms.~~
- ~~5. Common roof decks, balconies, and patios.~~
- ~~6. Indoor or outdoor swimming pools.~~
- ~~7. Other active recreation facilities as defined by RDC 18.100.~~
- ~~8. Other features determined by the planning director to be materially similar to the above-listed common recreation areas.~~

~~D. Common recreational areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest minimum dimension (length or width) of twenty feet, except for trail segments.~~

~~E. Recreation areas shall be connected by trail or walkway to dwelling units and to any existing or planned public park, open space or trails on adjoining properties.~~

~~F. Open space and common recreational areas shall be fully described and made a condition of approval. Such areas shall be maintained by a homeowner's association or equivalent mechanism approved by the city.~~

18.220.120 - Fences and walls.

No changes proposed

18.220.125 - Storage space and service area location and screening.

No changes proposed

18.220.130 - Accessory structures and dwellings.

A. Accessory structures must meet the dimensional standards in [RDC] ~~18.220.040~~ 18.220.025.

1. Detached garages shall not exceed eighteen feet in height. Multistory parking structures are exempt from this requirement.

B. Accessory structures are only permitted as accessories to primary dwelling units.

C. Accessory Dwellings. See RDC 18.205.020, Master Use Table, and RDC 18.205.030, Limitations.

18.220.140 – Special provisions for townhouse developments.

The following townhouse standards are replaced or updated in Chapter 18.206.

Except where indicated, these standards are in addition to rather in place of the base zone standards.

A. ~~Setbacks. The following exceptions supersede the dimensional requirements in RDC 18.210.040 and 18.220.040 to allow for zero lot line townhouse developments.~~

Table 18.220.140-1

	Townhouse Development
Min. Lot Width	Underlying zone
Min. Lot Area	Underlying zone
Min. Front Yard Setback (1)	10 feet
Min. Rear Yard Setback (1)	10 feet
Min. Side Yard Setback (1)(2)	0 to 5 feet
Min. Street Side Yard Setback	10 feet
Max. Height	Underlying zone
Max. Building Coverage	Underlying zone
Max. Impervious Surface	Underlying zone

Table Notes:

- (1) ~~All setbacks for lots abutting or adjacent to the public right-of-way of Pioneer Street east of the Gee Creek crossing, South Hillhurst Road, 45th Avenue or South Royle Road are twenty-five feet and may not be modified through the PUD process. Adjacent, when used in this note, means, separated by a street, tract, open space, or similar intervening element.~~
- (2) ~~The minimum side yard for a townhouse shall be zero feet for the side yard where the townhouse attaches to another townhouse and five feet where the townhouse is not attached to another townhouse, which shall not be reduced through the PUD or adjustment or variance process. For zero lot line development, eaves may project across the property line if the developer or property owners record an easement expressly describing the purpose, dimensions, and duration of the easement.~~

B. ~~Design Standards. The following design standards shall apply for townhouses:~~

- ~~1. No more than four townhouses shall be allowed in a single building.~~
- ~~2. The minimum building separation between buildings consisting of two or more townhouses shall be ten feet; this standard supersedes RDC 18.220.060.A.~~
- ~~3. In single-family attached residential development, no building consisting of two or more townhouses may have the same front facade as any other building within two hundred linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear facade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply with the standards of this subsection. Facades shall be substantially different beyond simple mirrored plans, garage or window relocation, and shall include combinations of architectural variety such as: front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or other such architectural features that substantially differentiate building facades, including those listed in RDC 18.220.065.B.1.~~

4. ~~Each dwelling unit must incorporate three of the design features listed in RDC 18.220.065.B.1. At least two of these features shall be substantially different from the features on abutting units.~~

~~C. Parking Standards.~~

1. ~~Driveways to townhouse garages, which provide off-street parking, shall not be considered parking lots for the purposes of [RDC] 18.220.100.C.~~
2. ~~Where individual townhouse units are paired, the review authority may require the paired units to share a common driveway.~~
3. ~~Townhouse Garages.~~
 - a. ~~Where the primary garage entrance faces a right of way, the garage must be set back a minimum of eighteen feet from the back of the sidewalk.~~
 - b. ~~No more than forty percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a public right of way shall be dedicated to garage door space.~~
 - c. ~~Where the primary garage entrance does not face a right of way, the setback shall be a minimum of ten feet. Twenty percent of the garage wall area facing the right of way shall contain windows or doors placed to create the impression of habitable residential space.~~
 - d. ~~In each building of townhouse units, no more than fifty percent of the garages within the building may extend beyond the front plane of the primary facade of the dwelling unit.~~
 - e. ~~Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right of way.~~
4. ~~If common parking areas, other than driveways and garages, are provided, the following access and location standards shall be met:~~
 - a. ~~Access to parking areas shall be provided from alleys where possible.~~
 - b. ~~Parking areas shall be located behind or to the side of buildings.~~
 - c. ~~Common parking areas must provide pedestrian connections to dwelling units.~~

~~D. Open Space and Recreation Areas. The following standards supersede the requirements of RDC 18.220.115, and shall apply to any townhouse development projects not developed as a PUD. For all townhouse projects developed as a PUD, the project shall comply with the open space requirements of RDC 18.401.080.B in lieu of this section:~~

1. ~~Provide two hundred square feet of enclosed private outdoor living area per bedroom for each individual townhouse dwelling unit, to be located in the front, rear or side yard of each individual townhouse lot; or~~
2. ~~Provide two hundred square feet of common indoor or outdoor recreation area per bedroom for each individual townhouse dwelling unit consistent with the provisions of RDC 18.220.115; or~~
3. ~~Provide a combination of enclosed private outdoor living area or common indoor or outdoor recreation area totaling two hundred square feet per bedroom for each individual townhouse dwelling unit.~~
4. ~~To meet this standard, private outdoor living area shall be enclosed by vegetation, fencing, or other means while allowing for access to any utility easements crossing the property.~~

~~18.220.145 – Special provisions for cottage, carriage and two/three unit homes.~~

Cottage, duplex, and triplexes are now clearly stated as permitted in the Master Use Table (18.205.020). All uses must meet the minimum and maximum density standards of the zone they are built in, so repeating that is not necessary here. The use standards are relocated/modified in Chapter 18.206.

- ~~A. Cottage, carriage and two/three unit home developments are allowed subject to the provisions of RDC 18.210.150 provided the minimum and maximum density standards of the RMD-16 zone are met.~~

~~18.220.150 – Senior housing bonus.~~

This provision and cross-reference is moved with the rest of the density regulations to 18.220.025 above.

- ~~A. The senior housing bonus, as described in RDC 18.235.020.P, may be applied to development within the RMD-16 zone.~~
- ~~B. Site Requirements. All site requirements and development standards of the RMD district shall apply to developments that obtain a senior housing bonus. Additionally, developments shall be designed to project a residential appearance through architectural design, landscaping, the use of building materials, and surface lengths.~~

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

18.235.010 - Purpose.

No changes proposed

18.235.020 - Special provisions for the central mixed use district.

No changes proposed

18.235.025 - Special provisions for the Downtown Arts Quarter.

No changes proposed

18.235.030 - Special provisions for the waterfront mixed use (WMU) district.

No changes proposed

18.235.040 - Special provisions for the waterfront low scale (WLS) district.

No changes proposed

18.235.050 - Special provisions for the Lake River view protection overlay district.

No changes proposed

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

No changes proposed to subsections A-B.

C. Uses

1. The use regulations for the underlying zone for permitted, limited, conditional and prohibited uses in RDC 18.205 shall apply with the exceptions and additions noted in this section. Use categories are as defined in RDC 18.100 unless otherwise defined or amended in this section.
2. The following additional uses are allowed as permitted uses under the RMUO overlay:
 - a. On RMUO sites with CRB, CCB, CNB base zoning:
 - i. Single-family attached residential meeting the standards of RDC 18.220.140.
 - ii. Cottage homes meeting the standards of RDC ~~18.206.040~~~~18.210.150~~. All other single-family detached residential uses are prohibited.
 - iii. Home occupation.
 - iv. Multifamily residential.
 - v. Hotel and motel.
 - vi. Community recreation and social facility.
 - vii. Conference center.
 - viii. Nursing and personal care facility.
 - ix. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other Warehousing uses are prohibited.

- x. Drive through uses, limited to one, single lane, drive through for each fifteen acres of an RMUO site.
 - b. On RMUO sites with E base zoning:
 - i. Single-family attached residential meeting the standards of RDC 18.220.140.
 - ii. Cottage homes meeting the standards of RDC ~~18.206.040~~~~18.210.150~~. All other single-family detached residential uses are prohibited.
 - iii. Home occupation.
 - iv. Multifamily residential.
 - v. Community residential facility.
 - vi. Hotel and motel.
 - vii. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.
 - viii. General retail trade/services.
 - ix. Eating and drinking establishment.
 - x. Indoor entertainment facility.
 - xi. Nursing and personal care facility.
 - xii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.
 - c. On RMUO sites with RMD-16 base zoning:
 - i. Bed and breakfast.
 - ii. Hotel and motel.
 - iii. General retail trade/services.
 - iv. Eating and drinking establishment.
 - v. Artisan and specialty goods production as a limited use consistent with limitations in RDC 18.205.030.
 - vi. Office.
 - vii. Community recreation and social facility.
 - viii. Conference center.
 - ix. Religious institution.
 - x. Cultural institution.
 - xi. Medical clinic/laboratory.
 - xii. Nursing and personal care facility as a permitted use.
 - xiii. Self-storage. Must be located on a RMUO site with residential use, limited to no more than twenty percent of the gross site area, and located to the rear or side of the site such that it does not occupy more than twenty percent of the street frontage. All other warehousing uses are prohibited.
- 3. Prohibited uses within a RMUO site include:
 - a. Motor vehicle related use.

- b. Gasoline service station.
- c. Animal kennel and shelter.
- d. Recreational vehicle park.
- e. Freight/cargo movement and storage.
- f. Fleet service.
- g. Warehousing, except self-storage.
- h. Wholesale retail.
- i. Public agency or utility yard.
- j. Broadcasting and telecommunications facility.
- k. Interim recycling facility, except for drop-box facilities for the collection and temporary storage of re-usable materials as an accessory use.
- l. Waste-related facility.
- m. Bus base.

No changes proposed to subsections D-Q.

Chapter 18.401 - PLANNED UNIT DEVELOPMENTS

18.401.010 - Purpose.

No changes proposed

18.401.020 - Applicability.

No changes proposed

18.401.030 - Permitted uses.

No changes proposed

18.401.040 - Information requirements.

No changes proposed

18.401.050 - Approval procedures.

No changes proposed

~~18.401.060 - Reserved.~~

18.401.060 - Mix of housing types required. [NEW]

A. Purpose.

1. To provide a variety of housing choices for different segments of the population.
2. To provide more smaller and more affordable housing choices.
3. To make more efficient use of Ridgefield's limited developable land and public infrastructure investments.
4. To implement the Ridgefield Comprehensive Plan Housing Element.

B. RMD-16 zone.

The following concept for the RMD-16 zone was discussed at the November 17 workshop and post-event online survey (question #4). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

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. Applicability. All new PUD subdivisions in the RMD-16 zone
2. Standard. No more 50 percent of new units shall be single-family detached and accessory dwelling units in applicable PUDs. Other housing types available include but are not limited to:
 - a. Cottage housing.
 - b. Duplexes.
 - c. Triplexes.
 - d. Townhouses.
 - e. Multifamily.
- C. See RDC Chapter 18.206 for related residential use standards.

D. See RDC 18.205.030 for other single-family detached standards.

Figure 18.401.060.B
Example of an RMD-16 subdivision with a mixture of housing types.



~~18.401.070 – Reserved.~~

18.401.070 – 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.
 - 1. Quantity. Three lineal feet of trail (as measured at the trail centerline) shall be provided for each one foot 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 7,920 lineal feet of trails.

The above 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.

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 shall 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, including crosswalks, shall not be considered as part of a trail for the quantitative requirements of this section.
5. Fences. Trails must be integrated into the design of the development as an amenity. To accomplish this goal, tall fences separating dwellings from trails are prohibited. Fences that separate dwellings in the subdivision from trails shall be less than 42 inches in height or at least 33 percent transparent (those portions of the fence taller than 42 inches in height). Notes referencing these standards shall be included on the plat. Fences adjacent to mid-block trails that run alongside yards are exempt from this standard.
6. Separation and landscaping. Trails must be designed to minimize privacy intrusions. To accomplish this goal, the surface of trails abutting the rear of residential lots must be placed at least 15 feet from rear property lines. The area between the trail surface and rear property lines shall be landscaped with 10 feet of type L4 screening (see RDC 18.625.030), except a berm is not required when the trail surface separation is at least 20 feet or if the trail segment abuts less than five residential lots.

Figure 18.401.070-B
Trail examples.



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

**Figure 18.401.070-B
Trail examples.**



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 above.
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.
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.

**Figure 18.401.070-C
Trail network examples.**

MAKERS TO ADD EXAMPLES.

- D. Relation to Open Space Requirement.** Public and private trails may be counted as part of the open space required under RDC 18.401.080.B. To qualify as open space, a trail must meet the following standards:
1. The trail is located outside of a main facility open space.
 2. The trail surface is located at least 30 feet from arterial and collector street right-of-way, unless the trail provides a direct and safe connection across an arterial or collector street.
 3. The trail segment is at least 80 linear feet.
 4. The trail is designed for universal access (see the ADA Accessibility Guidelines for Transportation Facilities for guidance).

18.401.080 - General conditions.**A. Residential Density.**

1. The minimum density of residential development for any PUD shall be the minimum density for the underlying zoning district. Minimum density may only be reduced through the modification process in RDC 18.350, and may not be varied through the PUD process.
2. The maximum density of residential development for any PUD shall be the maximum density for the underlying zoning district, unless modified through the PUD process under RDC 18.401.100.A.6 or the critical areas density transfer provisions in RDC 18.280.070.
3. On sites with more than one residential zoning designation, the applicant may distribute the density across the developable area of the site, provided that:
 - a. The permitted uses, development standards, and other provisions of the unique base zones shall be applied to individual lots in the PUD based on the proportion of developable area in each base zone. Lots developed to the standards of one base zone are not required to be adjacent to other lots developed to the standards of the same base zone, nor are they required to be located in the area of the PUD mapped as that base zone.

4. See RDC Chapter 18.206 for related residential use standards and density incentives.**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.

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 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) of this subsection 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) of this subsection, it shall be developed consistent with the requirements for dispersed facilities in RDC 18.401.080.B.2.

e. See subsection (3)(a) of this section for park integration standards for the main facility.

2. Dispersed facilities.

- 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 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. 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~~ 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~~75~~-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.

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.

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.

Figure 18.401.080-B
Open space integration examples.



Above open space is poorly integrated open space example. Although there are pathways from three culdescacs 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.)
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.
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.
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 property abutting the PUD perimeter is zoned RLD or RMD, and is less than five acres and greater than twenty thousand 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.
 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.
- D. Phased Development. Phased development of any PUD may be permitted provided that:
1. A phasing schedule is provided as part of the application;
 2. The total development for the project is completed within the time limit for the approval of the final development plan (see Section 18.401.110); and
 3. Bonding or other assurances acceptable to the city council are provided by the developer that guarantees that all common open spaces, recreation spaces and other public or common utilities, streets and facilities approved in the final PUD shall be constructed and maintained. (See Section 18.401.120).

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.

- A. Natural Landscape. Open spaces, pedestrian and vehicular circulation facilities, parking facilities and other pertinent amenities shall be an integral part of the landscape, and particular attention shall be given to the retention of natural landscape features of the site.
- B. Facilities and Utilities. The layout of structures and other facilities shall effect conservation in street and utility improvements.
- C. Recreation. Recreational areas (active and passive) shall be located to maximize access from all dwelling units, in consultation with the community development director.
- D. Improvements and Amenities. Every PUD shall make adequate provision for utilities, drainage, lighting, pedestrian and vehicular circulation and access, public safety, landscaping and accommodation of environmentally sensitive features and other similar items. With respect to drainage:
 - 1. All lots shall be provided with adequate storm drainage connected to the storm drainage system of the city or other system approved by the city engineer; and
 - 2. When there is a need to use a stream for stormwater control purposes, public improvement and maintenance easements at least twenty feet wide shall be provided for storm drainage, and when possible, such easements shall be located along the centerlines of such facilities.
- E. Street Design. All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except through a modification of standards approved through the PUD review process or engineering review process.
- F. Multifamily and Commercial Off-Street Parking. Except as modified below, off-street parking shall be as required in RDC Chapter 18.720. Parking shall be located in the rear or side of multifamily residential and all nonresidential structures.
- G. Attachment of Conditions. In conjunction with the approval of a preliminary PUD, final PUD or modified final PUD; conditions shall be attached which will assure that the property will be developed and maintained in accordance with this title, other applicable state or federal statutes or regulations, and the approved development plan and subdivision plat. (See Section 18.401.120.)
- H. Perpetual Maintenance. All improvements and amenities that are held in common and are part of the PUD shall be perpetually maintained in a good, safe and serviceable condition at no expense to the city. The city shall have the right to compel the maintenance of such improvements, amenities or common areas if the review authority finds that the public health, safety or welfare may be compromised unless such maintenance is completed. The documents necessary to provide assurance of perpetual maintenance shall be approved by the city attorney. (See Section 18.401.120.)
- I. Minimum Frontage. Each lot used for single-family detached residential development shall have a 35-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage. Each lot used for ~~single-family attached and duplex, triplex, townhouse, and~~ multifamily residential development shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage. Lots developed consistent with the cottage housing provisions of RDC ~~18.210.150~~ 18.206.040 are exempt from these frontage requirements.
- J. Minimum Yards and Setbacks.

The following concept for front yard setback modulation was discussed at the November 17 workshop and post-event online survey (question #11). The scores on the concept were the following (average score with 5 being great idea, 1 being very bad idea):

Live workshop: 4.0

Online survey: 3.9

See the workshop report for more details on survey results.

1. The minimum setbacks of the underlying zone shall apply to lots abutting or adjacent to exterior project boundaries, consistent with RDC 18.401.080.C.
2. Setbacks for lots within the interior of the PUD may be adjusted, provided that side and rear setbacks may not be less than five feet, ~~and front and street side yard setbacks may not be less than ten feet.~~
3. For lots within the interior of the PUD, front yard setbacks shall be modulated to avoid repetitive design, consistent with all of the following standards. Corner lots and lots on curving streets are exempt.
 - a. No more than three consecutive homes on the same side of the street may feature identical setbacks.
 - b. Minimum front yard setbacks may be reduced by up to 30 percent. Porch projections shall be at least four feet from the property line (see also RDC 18.210.040.C.f and 18.220.040.B.f).
 - c. A balance in increased and decreased yard setbacks is encouraged.
 - d. Setbacks meeting this standard shall be noted on the face of the plat.

Figure 18.401.090.J.1
Examples of front yard setback variety.



- K. **Maximum Building Height.** A building or structure within a PUD shall not exceed thirty-five feet in height as measured from the established grade of the building.

Maximum building coverage is being deleted because new open space standards for each residential product type will achieve the same goal.

~~L. **Maximum Coverage.** Building coverage and development coverage of individual lots may exceed the percentage permitted by the underlying zone, provided that overall coverage of the project as a whole does not exceed the percentage permitted by the underlying zone.~~

ML. **Signage Standards.** Signage standards for uses in the PUD shall be as provided in RDC Chapter 18.710.

NM. **Storage Standards.** All storage in the PUD shall be within a closed building, except for the storage of retail products which are for sale or rent which may be stored outdoors during business hours only, and not within any required front or side yard nor in any public or private street, road right-of-way or pedestrian circulation route. The review authority may approve screened outdoor storage of recreation vehicles, boats or similar items of property.

ON. **Refuse Storage.** All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half foot high sight-obscuring fence or wall with a sight-obscuring gate for access.

PO. **Mechanical Equipment.** All rooftop mechanical equipment shall be placed behind a permanent screen, completely screened from public view.

QP. **Utilities.** All utilities shall be underground.

RQ. **Pedestrian Circulation Facilities.** Within the PUD, sidewalks shall be constructed in accordance with city of Ridgefield engineering standards. Additional pedestrian facilities shall be required to be dedicated and constructed at the developer's expense, including connections with planned city and county trail systems, public accessways to connect to cul-de-sac streets and to pass through oddly shaped or unusually long blocks. These facilities shall create a network of public paths which shall be:

1. Functionally and safely convenient to each dwelling unit served;
2. Functionally and safely convenient to schools and to industrial, commercial, recreational and utility areas within or adjacent to the project, and functionally convenient to a larger pedestrian circulation system outside the PUD;
3. Hard surfaced to accommodate a variety of users; and
4. Compliant with city engineering standards.

SR. **Public Transit.** All PUDs requiring twenty or more parking spaces shall provide transit loading and shelter facilities if so required by the review authority in consultation with Clark Transit (C-Tran).

TS. **Traffic Impacts.** The developer shall be responsible for determining traffic impacts and construct improvements necessary to mitigate identified impacts, consistent with service levels established in the Comprehensive Plan, and:

1. Private access to collector and arterial streets shall be minimized; and
2. No development shall exceed adopted level of service (LOS) standards.

UI. **Attractive Streetscapes.** The PUD design shall ensure an attractive streetscape, especially along collector and arterial streets, by planting street trees and other vegetative buffers, minimizing the visibility of parking lots and garages, and providing attractive street-facing facades.

VU. **Subdivisions.** Except where specifically exempted under this section, the subdivision standards and procedural requirements of RDC Chapters 18.600, 18.620, and 18.630 shall also apply to PUDs.

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 meet the front yard modulation standard (RDC 18.41.080.J), except side yard setbacks may not be reduced in the RLD and RMD zones;
 2. Height of non-residential buildings or structures;
 3. Landscaping requirements;
 4. Lot size, provided that no lot is less than 65-percent of the minimum lot area in the underlying zone, or 4,000 square feet, whichever is greater, except in the RMD-16 zone;
 5. Lot width;
 6. Maximum density—Density may only be increased a maximum of 20-percent of the underlying base zone or to a maximum of eight dwelling units per acre, whichever is less;
 7. Width of street right-of-way and pavement; or
 8. On-street or off-street parking.
- B. The following zoning code requirements may not be varied with the PUD process:
1. Any provision of this chapter, except that the open space provisions in RDC 18.401.080.B may be modified by a maximum of twenty percent for PUDs in the RLD-4 zone.
 2. Standards pertaining to SEPA and development in environmentally sensitive areas;
 3. Any provision that specifically applies to development on a regulated slope;
 4. Regulations pertaining to uses permitted in the underlying zone;
 5. Any provision pertaining to the installation and maintenance of stormwater retention/detention facilities;
 6. Any provision pertaining to the installation of public improvements;
 7. Any provision regulating signs; and
 8. Any provision regulating arterial or collector streets.
 9. Modifications cannot be used to modify explicit policy provisions of the RUACP.

18.401.110 - Time requirements and extensions.

No changes proposed

18.401.120 - Bonding and enforcement.

No changes proposed

18.401.130 - Parties bound.

No changes proposed

18.401.140 - Homeowner association.

Every PUD shall have a homeowners' association and agreements to fund such an organization as follows:

- A. Before approval of the final development plan may be granted, the developer shall submit to the city covenants, deeds and/or homeowners' association bylaws and other documents. These documents

shall be reviewed and approved by the city attorney and community development director to ~~insure~~ **ensure** that they comply with the requirements of this chapter prior to approval of the final development plan by the city. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition of any final development plan approval. (See Section 18.401.160.) These documents shall address:

1. Maintenance of Private Common Areas and Infrastructure. All common open space, community facilities, stormwater facilities, private roads and drives, and all other commonly owned and operated property located within the development shall be maintained in perpetuity by the homeowners' association. The covenants, declarations and restrictions shall provide for the maintenance of all common areas and infrastructure by the homeowners' association in accordance with all applicable provisions of the city code. Said covenants, declarations and restrictions shall provide authority for the city, after providing reasonable written notice to the homeowners' association and opportunity to perform required maintenance, to recover any costs incurred by the city to maintain private infrastructure or common areas due to a failure of the homeowners' association to adequately maintain privately owned improvements, including a lien on the property or other appropriate assurance device, as determined by the city.
 2. Maintenance of Lots, Buildings and Facilities. The covenants, declarations and restrictions shall provide that buildings, utilities and facilities on individual lots shall be maintained by the property owner in accordance with city codes and the requirements of such covenants, declarations and restrictions.
- B. A homeowners' association bylaws, once reviewed and approved by the city, shall contain the following provisions:
1. The following clause: "Changes in these documents must be approved by the city of Ridgefield through the city council or if the council designates an agency or department, by that agency or department." Any changes suggested shall be reviewed by the city attorney, who will make a written report to the city council concerning the effect of the proposed changes. The cost of review by the city attorney will be paid by the homeowners' association;
 2. A clause whereby unpaid taxes on all property owned in common shall constitute a proportioned lien on all property of each owner in common;
 3. Subject to due process, the city may enforce the terms of the covenants, conditions and restrictions and place a lien on property if the city is compelled to correct a problem which threatens public health, safety or welfare, or is compelled to undertake construction, repairs or modifications necessary to protect or preserve public property or facilities.

The below provision addresses issues fair housing and zoning power that were pointed out by several stakeholders.

- C. A homeowners' association bylaws, once reviewed and approved by the city, shall not contain any of the following provisions:
1. Any clause which prohibits residential leasing and/or renter occupation.
 2. Any clause which restricts the development of specific residential uses or housing types which are permitted on the lot by Title 18 of the Ridgefield Municipal Code.

18.401.150 - Building permits.

No changes proposed

18.401.160 - Recording.

No changes proposed

18.401.170 - Revocation.

No changes proposed

Chapter 18.720 – OFF-STREET PARKING AND LOADING

18.720.010 - Purpose and application.

No changes proposed

18.720.020 - General provisions.

No changes proposed

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:
 1. Single-family, manufactured homes and duplex dwellings: maximum of four parking spaces.
 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.

Under current standards (section (A) above), an ADU is required to have one parking space. That can be a physical challenge for smaller lots, especially existing lots and within Downtown. It can also be a substantial cost for homeowners. These factors can hinder construction of ADUs as an affordable “missing middle” housing type, which is not consistent with Ridgefield’s housing policies.

Therefore, we recommend allowing on-street parking, when available, to count for the parking requirement.

No changes proposed to subsections B-I.

18.720.040 - Off-street parking lot design.

No changes proposed

18.720.050 - Off-street loading.

No changes proposed