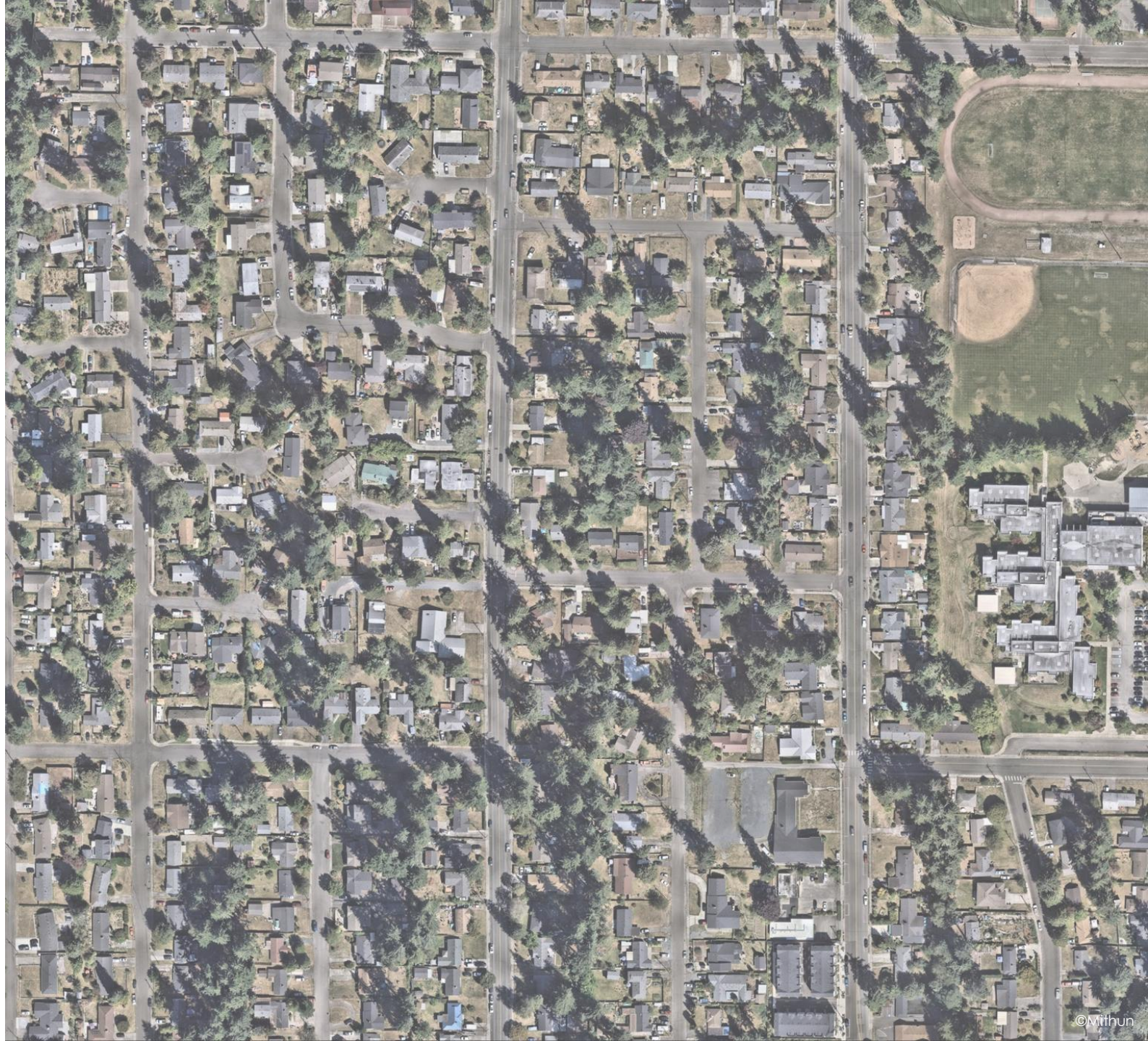




Mountlake Terrace—

Middle Housing Standards

City Council Hearing
June 26, 2025





Meeting goal—
Overview & adoption
of revised zoning code
chapters & map

What We Heard—

City Council 6/12/25

- General support for code revisions
- Remove invasive trees from Alley bonus exceptions
- Revisit tree code in the future
- Circle back with development community: “facilitate; don’t regulate”
- Continue to incentivize housing type choice, especially flats, through Housing Action Plan

Middle Housing Code

- Adopt tonight

Housing Action Plan

- Planning Commission work session on draft strategies **7/28**
- Planning Commission work session on draft report **8/11**
- City Council work session on draft report **8/14**
- Planning Commission public hearing **8/25**

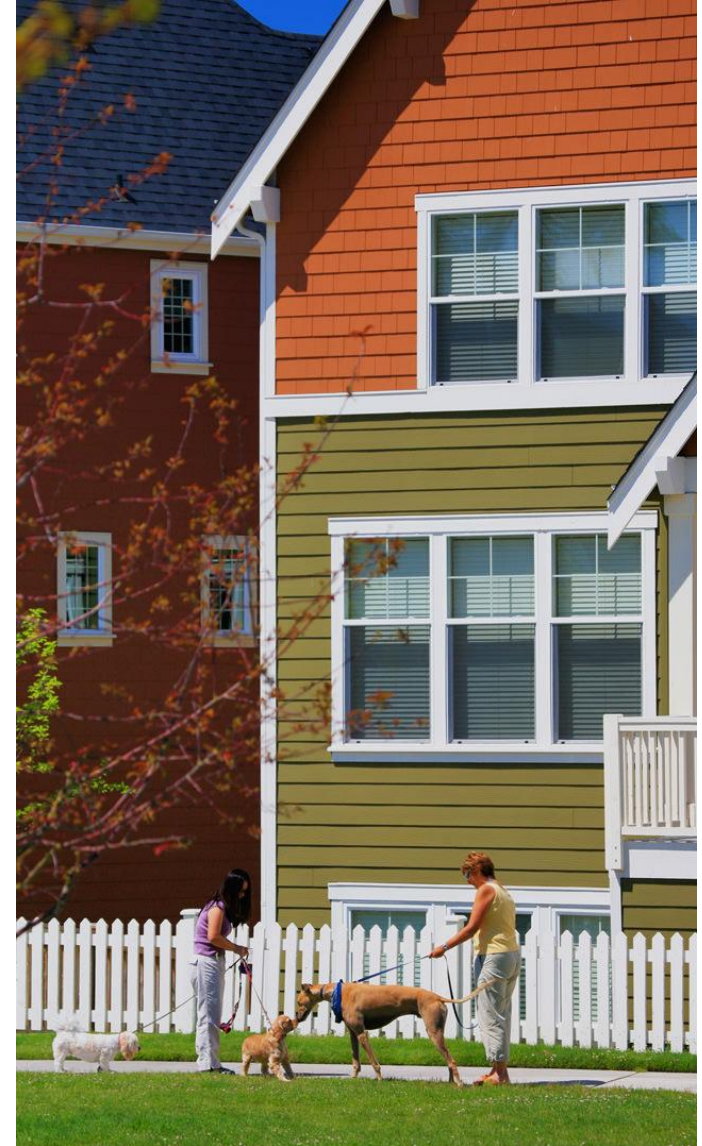


Chapters for Approval—

Chapter 19.23, Development Standards-Uses—

Repealed.

- Incorporated residential use tables into Chapter 19.30
- Incorporated electrical vehicle infrastructure into Chapter 19.126



Chapter 3.96, Residential Affordability Incentive Program—

New Chapter.

- New chapter sets compliance requirements for affordability bonus program, including:
 - Terms
 - Project eligibility
 - Application procedure
 - Approval criteria
 - Annual compliance review
- Conforms with HB 1110



Chapter 19.15, Definitions—

Amended.

- Incorporates definitions moved from other amended chapters for consistency across code
- Adds definitions for middle housing concepts, including HB 1110-compliant definitions and Mountlake Terrace's unique Housing Form Types



Chapter 19.30 Residential Districts—

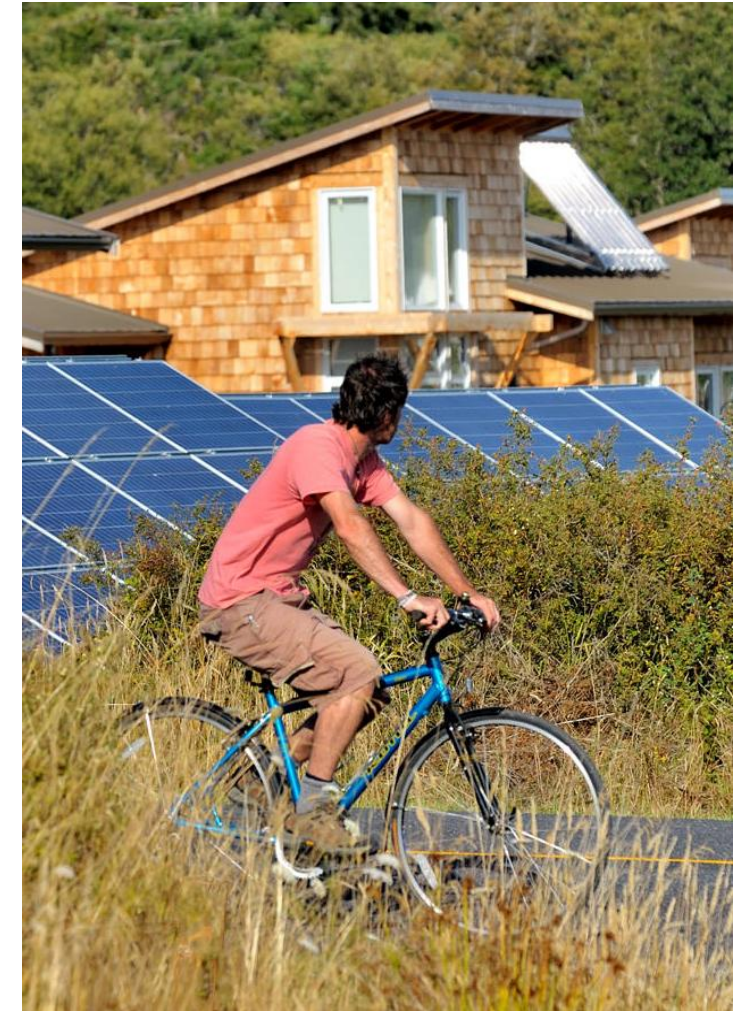
Amended.

- Updated chapter regulates development standards in R-districts
- Incorporates Use table from Chapter 19.23
- Changes dimensional standards table
- Adds new development bonus program
- Updates ADUs for HB 1337 compliance
- Updates outdoor open space amounts



Proposed Lot & Density Standards—

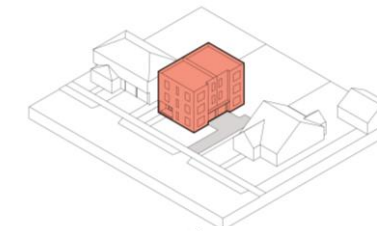
	R-1 R-8400, R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Lot Standards (applicable to parent lot)				
Lot Area Min, sf	4800 square feet			
Lot Width at Building Setback Line, Min	45 feet			
Lot Width at Street, Min	30 feet			
	Exception for flag/panhandle lots: 12 feet			
Mean Lot Depth Min	70 feet	60 feet		
Density				
Maximum Density	1 unit per 2400 sf of lot area (~2 units per lot)	1 unit per 1200 sf of lot area (~4 units per lot)	No max	
Maximum Density with Affordability Bonus MTMC 19.30.045.C	1 unit per 1200 sf of lot area (~4 units per lot)	1 unit per 800 sf of lot area (~6 units per lot)		
Accessory Dwelling Units	Two ADUs may be allowed on any lot in addition to the maximum density above. See MTMC 19.30.50.B.			



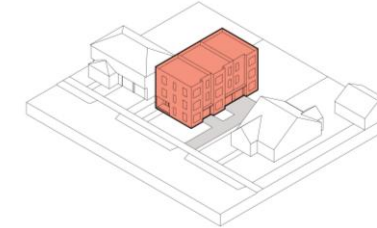
Proposed Lot Coverage & FAR Standards—

11

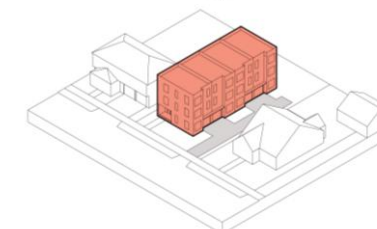
	R-1 R-8400, R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Lot Coverage by Structures (including ADUs)				
Maximum Lot Coverage (percent of lot area)	45%	50%	60%	65%
Additional Lot Coverage for Bonuses	+5% Lot coverage bonuses are not cumulative.			
Floor Area Ratio (FAR)				
Maximum Floor Area Ratio (FAR)	1 unit: 0.5 2 units: 0.6	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0 5 units: 1.2 6+ units: 1.4	
Additional FAR for “Stack” Housing Form Type	+ 0.5			
Maximum FAR for Affordability Bonus MTMC 19.30.045.C	3 units: 0.8 4 units: 1.0	5 units: 1.2 6 units: 1.4	1.8	2.4
Additional FAR for other Bonuses in MTMC 19.30.045	On site tree retention: +0.1			
	Sustainability Certification: +0.1			
	Alleys: +0.2			
	Midblock Connections, Half block: +0.2, Full block: +0.4			
	Improved Parking Courts: +0.1			
	Shared driveways: +0.1			



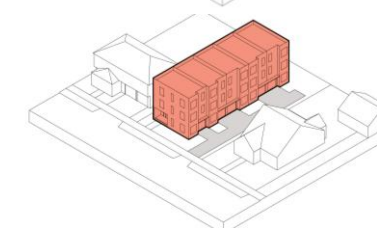
0.6 FAR
20% LOT COVERAGE
 2 UNITS PER LOT



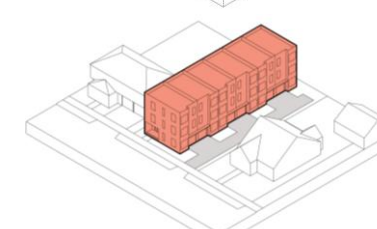
0.8 FAR
27% LOT COVERAGE
 3 UNITS PER LOT



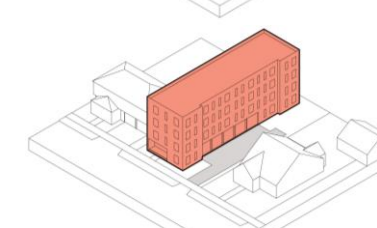
1.0 FAR
33% LOT COVERAGE
 4 UNITS PER LOT



1.2 FAR
40% LOT COVERAGE
 5 UNITS PER LOT



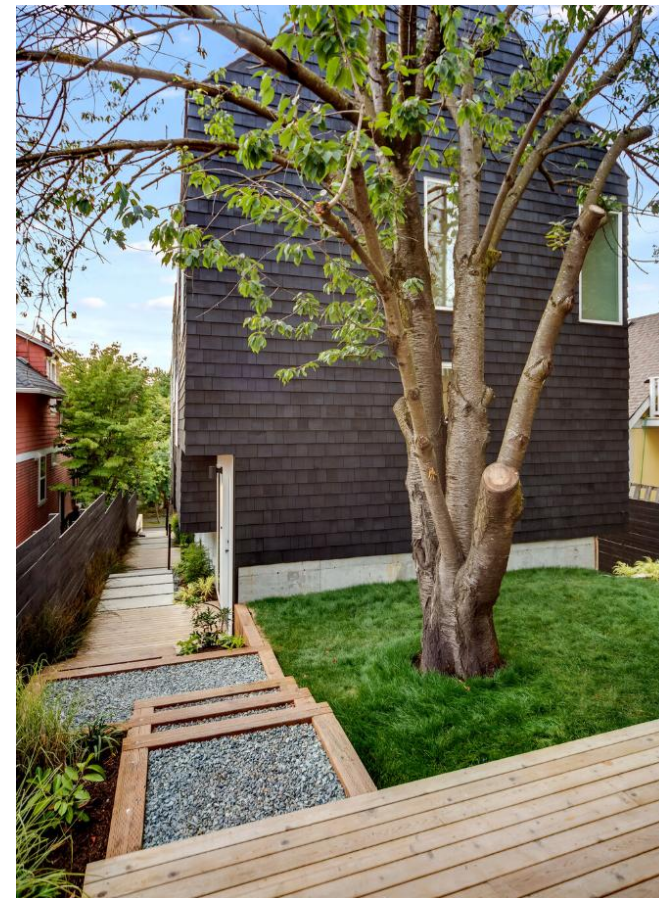
1.4 FAR
47% LOT COVERAGE
 6 UNITS PER LOT



1.8 FAR
47% LOT COVERAGE
 10 UNITS PER LOT

Proposed Setback Standards—

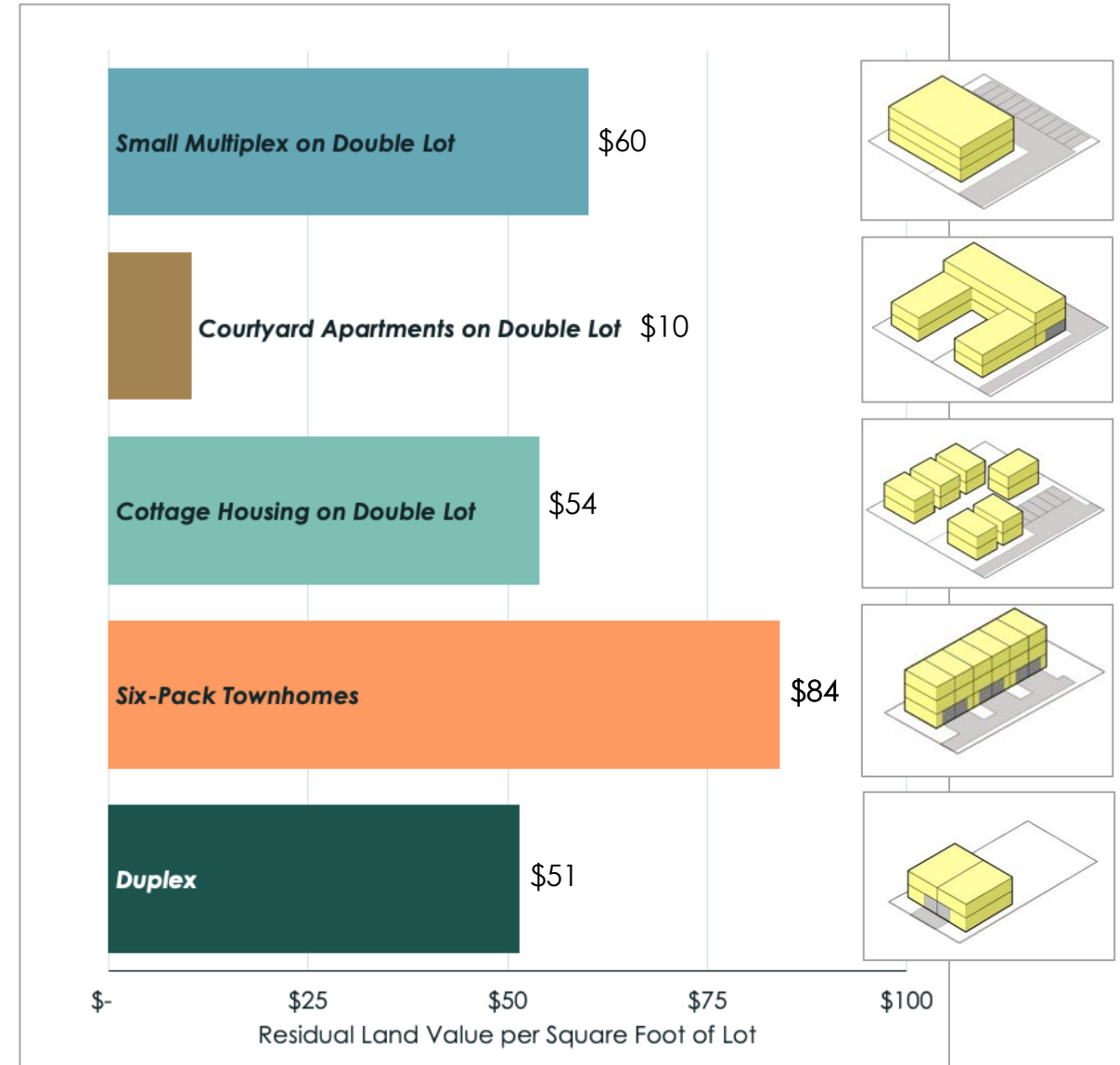
	R-1 R-8400, R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Building Setback Standards				
Minimum Front Yard Setback	15 feet	1-2 units: 15 feet 3-4 units: 10 feet	10 feet	5 feet
	Reduction for shared parking areas behind Rows: 3 feet			
	Reduction for Bonuses: 5 feet total. Front yard bonuses are not cumulative.			
	Garage setbacks: Refer to Chapter 19.35.020.			
Minimum Rear Yard Setback	15 feet	1-2 units: 15 feet 3-4 units: 10 feet	10 feet (R-3 was 15')	
	Reduction for buildings or portions of buildings under 15 feet tall: 5 feet. No other rear yard setback bonuses may be combined with this exception.			
	Reduction for Bonuses: 5 feet total. Rear yard bonuses are not cumulative.			
Minimum Side Yard Setback	5 feet, Except 10 feet for any side yard on a corner lot that is adjacent to a street but is not the front yard		1-2 story portions: 3 feet 3 story portions & corner lots: 5 feet 4 story portions: 7 feet	
	Exception: 7 feet min. where side yard is used for pedestrian access to rear unit, except where infeasible due to location of existing structure. This exception applies only to levels with primary unit entries.			
	Reduction for Bonuses: 2 feet total. Side yard bonuses are not cumulative. In no case may a side setback be reduced below 3 feet.			
Building Separation for buildings on the same lot	10 feet			
	Exception for separation between two single-story buildings: 6 feet			



Development Feasibility Analysis—

To ensure proposed code amendments support middle housing feasibility, we:

- Modeled over a dozen **middle housing test fits** based on Mountlake Terrace's existing lots, development patterns, and proposed standards
- Conducted a **pro forma analysis** and sensitivity testing of each test fit using local market data to identify feasibility trends, assess potential incentives for bonuses, and calibrate proposed standards
- Interviewed **local real estate professionals** to validate analysis results, identify potential barriers to development, and get feedback on draft code



Selected test fit and pro forma analysis results

Accessory Dwelling Units—

- Two ADUs may be allowed on any lot, except in critical areas
- Must comply with R-district standards
- Size & Scale: 200 to 1000 SF. Adding ADUs may increase total floor area on the lot by:
 - 1 ADU: 1000 SF
 - 2 ADUs: 2000 SF
- Garage conversions allowed
- Parking & street improvements not required



Development Bonuses—

1. Affordable housing
2. On-site tree retention
3. Sustainability certification
4. New alleys
5. Midblock Connections
6. Improved Parking Courts
7. Shared driveways



Chapter 19.32, Residential Design Standards—

New Chapter.

- Regulates residential design, including:
 - General residential design standards
 - Housing Form Type design standards
 - Design standards for public benefits earning development bonuses
- Uses clear & objective language and includes dimensional standards
- Uses good & bad precedent images
- Does not dictate style



General Design Standards—

- Building Orientation & Access
- Ground Floor Uses
- Façade Materials
- Modulation & Articulation
- Transparency, Windows & Openings
- Primary Entries
- Outdoor Open Space
- Utilities & Solid Waste



Housing Form Type Standards—



Singles



Slots



Rows

SINGLES

SLOTS

ROWS

STACKS

COURTS

HB1110 & COMMON HOUSING TYPES

Single Family House*

DADUs + Backyard Units*

Attached ADUs*

Duplex

Triplex

Fourplex

Fiveplex

Sixplex

Townhouse

Stacked Flats

Multiplex*

Courtyard Apartments

Cottage Housing

* Not an HB1110 housing type



Stacks



Courts

Amended.

- Adds residential parking sections deleted from Chapters 19.30 & 19.35
- Updates residential parking standards to comply with HB 1110 & HB 1337
- Updates driveway standards to promote walkability, safety and street parking, and to support middle housing development



Amended.

- Incorporates electric vehicle infrastructure regulations from Chapters 19.23 & 19.30



Chapter 19.35, RM Multiple Household Residential Districts—

Repealed.

- This chapter is replaced with Chapters 19.30 Residential Districts and 19.32 Residential Design Standards
- Some sections were moved (with updates) into Chapters 19.30 & 19.125



Amended.

- Residential 1
 - Residential 2
 - Residential 3
 - Residential 4



Ordinances for Approval—

- Repeal **Chapter 19.23**, Development Standards
- Adopt new **Chapter 3.96**, Residential Affordability Incentive Program
- Amend **Chapter 19.15**, Definitions
- Amend **Chapter 19.30**, Residential Districts
- Adopt new **Chapter 19.32**, Residential Design Standards
- Amend **Chapter 19.125**, Off-street Parking and Loading
- Amend **Chapter 19.126**, Electric Vehicle Infrastructure
- Repeal **Chapter 19.35**, RM-Multiple Household Residential District
- Adopt Amendments to **Official Zoning Map**

Questions?