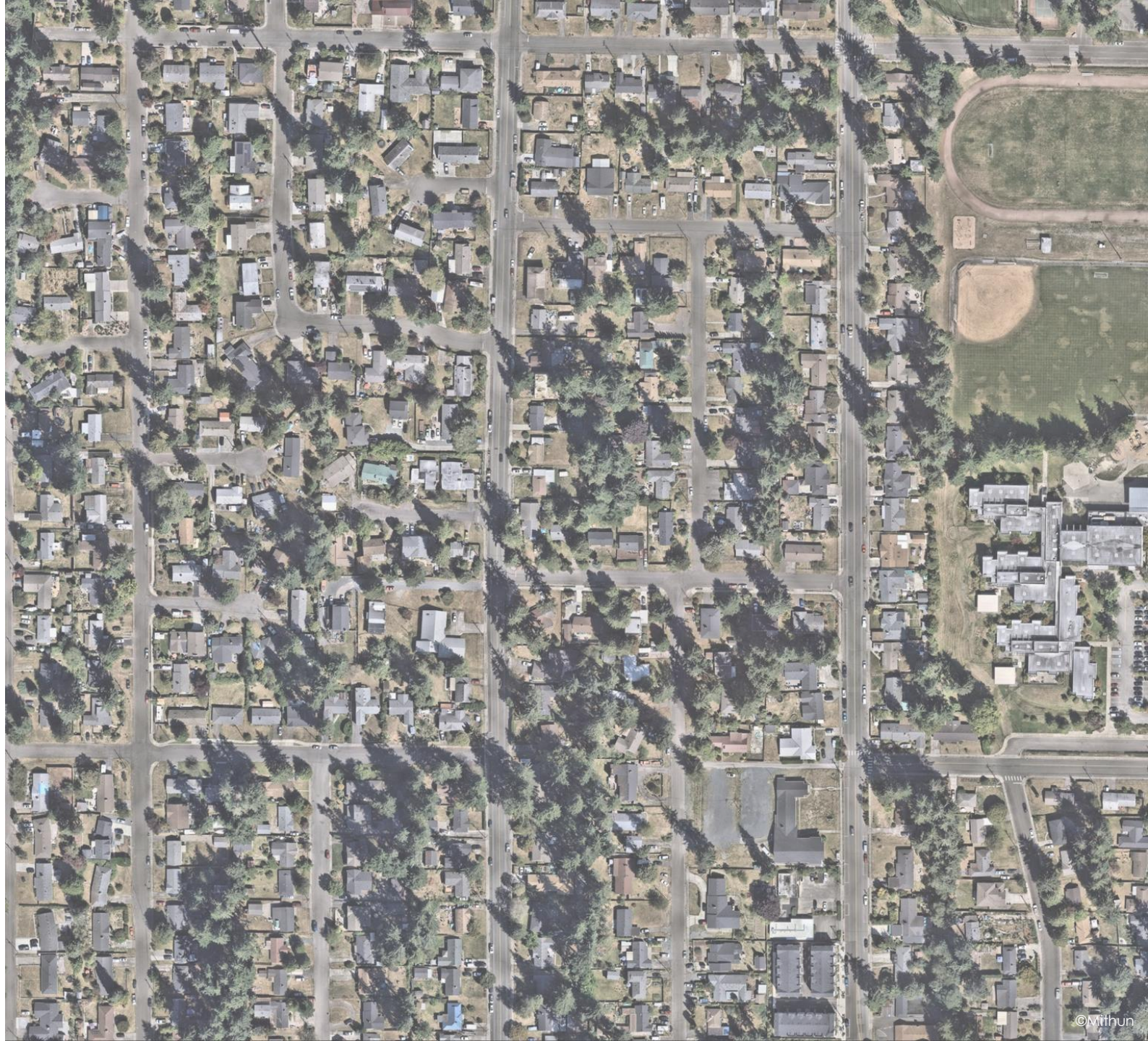




Mountlake Terrace

Middle Housing Standards

City Council Work Session,
June 12, 2025





Meeting goal—

Review & discussion of proposed changes to Draft Standards

Update Topics—

- 1. Update on Feasibility & Developer Interviews**
- 2. Proposed Revisions to:**
 - Chapter 19.30 Residential Standards**
 - Chapter 19.32 Residential Design Standards**
 - Chapter 19.125 Parking Standards**
- 3. Next Steps**

What We Heard—

City Council 6/5/25

- Support for code revisions, including increased lot coverage & reduced setbacks
- Support for bonuses supporting key public benefits
 - **But clarify density bonus comes with an FAR bonus for R-1 & R-2**
- **Signs for public access to Midblock Connections “must” be posted (not “may”)**
- Good to see design standards are not overly prescriptive
- Request to see feasibility results & comments from developers

Feasibility Testing—

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

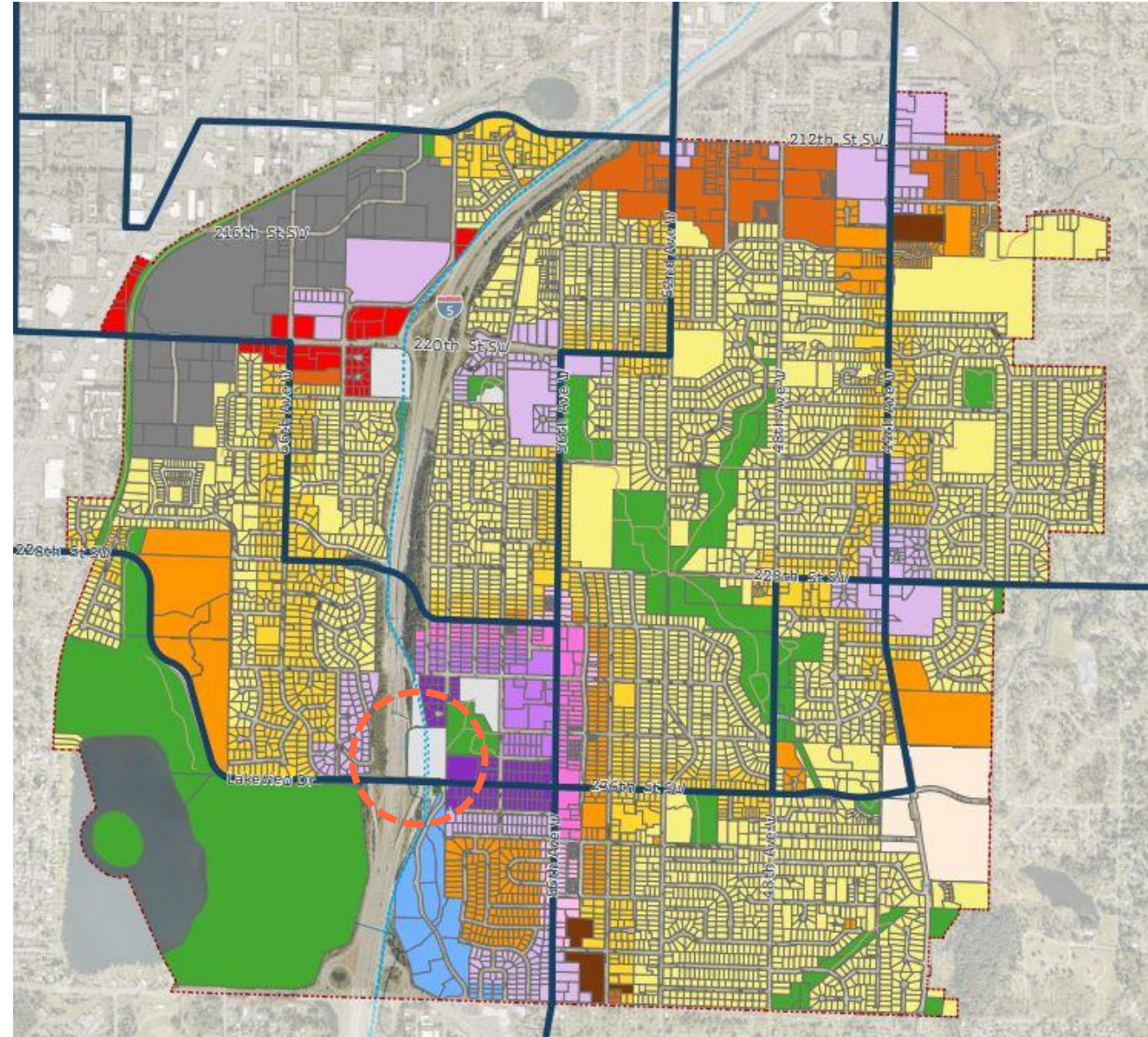
Proposed changes in some of the following slides respond to recent conversations with developers.

Selected test fit and pro forma analysis results:



New Zones

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



LEGEND

-  Link Alignment
-  City Boundary
-  Local Bus Route

Land Use

-  Employment
-  Public Facilities and Services
-  Recreation and Park District
-  General Commercial
-  Town Center 1
-  Town Center 2
-  Town Center 3
-  Town Center - Reserve
-  Gateway Mixed Use

-  Residential 1
-  Residential 2
-  Residential 3
-  Residential 4
-  Neighborhood Mixed Use
-  Special Development Residential
-  Manufactured Home Park



Proposed Changes—

Previous 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 (including Accessory Dwelling Units (ADUs))				
Maximum Density on Lots less than 9600 sf	2 units per lot	4 units per lot	No max	
Maximum Density on Lots 9600 sf or more	1 unit per 2400 sf of lot area	1 unit per 1200 sf of lot area		
Maximum Density on Lots less than 9600 sf, Affordability Bonus MTMC 19.30.045.C	4 units per lot	6 units per lot		
Maximum Density on Lots 9600 sf or more, Affordability Bonus MTMC 19.30.045.C	1 unit per 1200 sf of lot area	1 unit per 800 sf of lot area		
ADU exception	Two ADUs are allowed on any lot, including when they exceed the density maximum			

Two methods for calculating density:

- units per lot up to a certain lot size, AND
- lot area per unit above that lot size

This was unfair for some lots caught between minimum lot size and the threshold between the two methods.

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 <i>(~2 units per lot)</i>	1 unit per 1200 sf of lot area <i>(~4 units per lot)</i>	No max	
Maximum Density with Affordability Bonus MTMC 19.30.045.C	1 unit per 1200 sf of lot area <i>(~4 units per lot)</i>	1 unit per 800 sf of lot area <i>(~6 units per lot)</i>		
Accessory Dwelling Units	Two ADUs may be allowed on any lot in addition to the maximum density above. See MTMC 19.30.50.B.			

Proposal to standardize the method for calculating maximum density: eliminate "units per lot" method and use only "lot area per unit" method. Removes lot size differences. Does not include ADUs.
(Notes in italics show units per lot on a 7200 SF lot.)

Clarifies two ADUs are allowed on any lot and points to the applicable ADU section for more information.

Accessory Dwelling Units—

B.1. Density. **Two ADUs may be allowed on any lot.** They are counted as units in density calculations.

Exception. Two ADUs + one primary unit may be allowed on any lot in R-1.

Exception. The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in Title 16, Environment.

C.1. **Must comply with R district standards**, except adding ADUs / DADUs to a lot with an existing structure that would prohibit compliance with max FAR or lot coverage, may increase the **maximum** total floor area on the lot by the following amounts, regardless of FAR & lot coverage maximums:

- a. Adding one ADU: 1000 SF
- b. Adding two ADUs: **2000** SF

Previous density exception tried to clarify the difference between “by right” density & state ADU laws, but was confusing to reviewers.

Compliant with state law, this new exception says ADUs cannot be built in environmental critical areas.

All ADUs are granted additional area, not just those with existing buildings on their lots.



Previous Lot Coverage & FAR Standards

	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 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	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0 5 units: 1.2 6+ units: 1.4	
	* These units are allowed when using Affordability Bonus MTMC 19.30.045.C			
Additional FAR for "Stack" Housing Form Type	+ 0.5			
Additional FAR for Affordability Bonus MTMC 19.30.045.C	No bonus		+0.4	+1.0
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			

"No bonus" isn't accurate, because additional FAR is granted with additional units.

Proposed Lot Coverage & FAR Standards

	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			
Additional 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	+0.4	+1.0
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			

Clarified bonus by moving the additional FAR granted with additional units to the affordability bonus row.

Previous 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')	
	Exception: Buildings under 15 feet tall may setback a total of 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 stories: 3 feet 3 stories & corner lots: 5 feet 4 stories: 7 feet	
	Exception: 8 feet min. where side yard is used for pedestrian access to rear unit, except where infeasible due to location of existing structure.			
	Reduction for Bonuses: 2 feet total. Side yard bonuses are not cumulative. In no case may a side setback be reduced below 3 feet.			
Building Separation for buildings on the same lot	10 feet			
	Exception for separation between two single-story buildings: 6 feet			

5' total setback was meant to be a setback reduction of 5'.

Intent to allow portions (not entirety) of buildings to comply with setbacks was not clear.

Intent of 8' setback at entries was to allow for navigation around retaining walls, plantings, utility meters, etc.

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			

Clarify setback reduction of 5'. Note that it applies to portions of buildings.

Clarify that portions (not entirety) of buildings are subject to setbacks. This allows "tiered stepbacks" but doesn't require them.

Reduce to 7 feet and clarify that this larger setback applies only to entry levels.

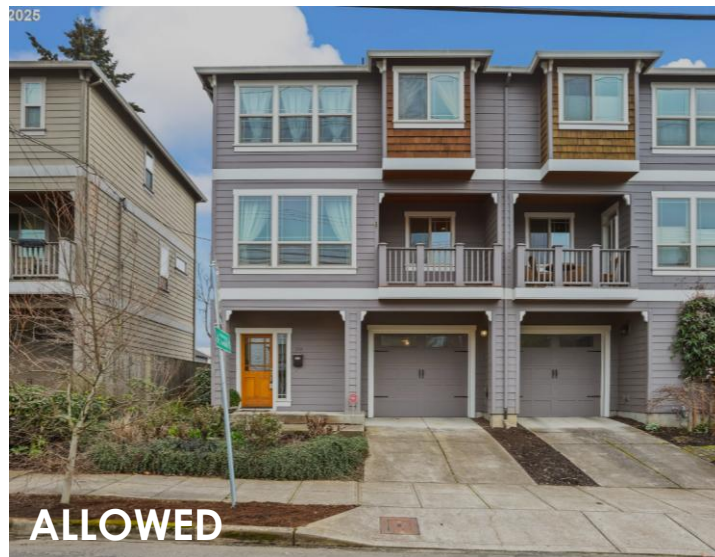
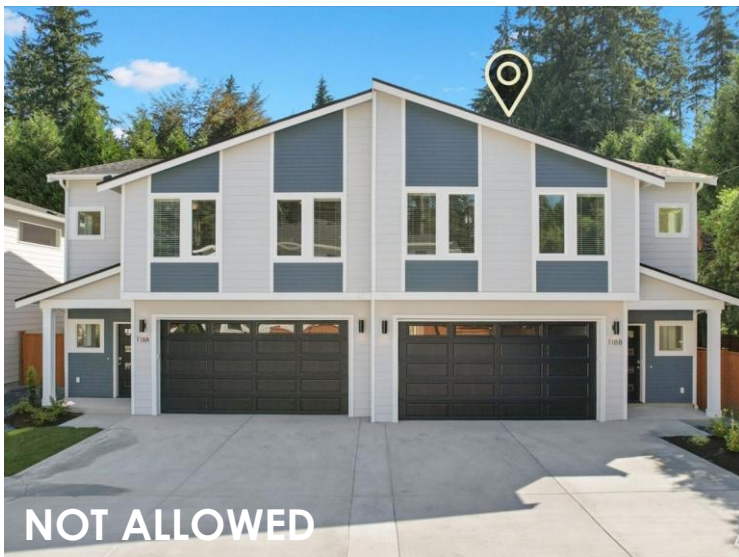
Parking Standards—

Driveways

- Min width: **12 feet wide**, or 20 feet if > 150' length
- Drive aisle widths for maneuvering into parking stalls or garages: **20 feet**
- **Max frontage: 20' per 60' of linear street frontage**

Reduce minimum maneuvering space behind parking stalls garages to more current standard for middle housing: 20 feet.

Capture Planning Commission recommendation to allow 20' of driveway width per 60 linear feet of street frontage.



Alley Bonus—

Previous Design Standards

1. **May not include removal of a Significant tree.**
2. Must occur on the rear 8 feet of a lot. Deviations to avoid removal of Significant trees allowed.
3. 16' wide minimum
4. ...consistent with Engineering Development Manual

Proposed Design Standards

1. **May not include removal of trees greater than 16 inches diameter at breast height (DBH).**
2. Must occur on the rear 8 feet of a lot. Deviations to avoid removal of trees greater than 16 inches DBH are allowed.
3. 16' wide minimum
4. ...consistent with Engineering Development Manual



Increase tree size that cannot be removed for building an alley. "Significant" trees in Mountlake Terrace are only 6" DBH and did not seem large enough to limit alley creation.

Midblock Connection Bonus—

Design Standards

1. Must connect from front sidewalk to rear lot line
2. Minimum width:
 - Ped/bike path only: 8' min (may count toward required common open space)
 - Ped/bike/autos: 12' min for driveway + 4' min sidewalk for peds
3. Must landscape areas not designated for travel may count towards common open space
4. Steps may be incorporated...
5. Signs affirming public access must be posted and must be compliant with City's prototype.

Require signage indicating public access.
Comply with City prototype (to be developed).



Outdoor Open Space

Outdoor open space must be provided per below:

- **Singles, Slots, Rows:** ~~75 SF~~ 60 SF of private open space per unit
- **Stacks:** none required
- **Courts:** 20% of the lot area as common open space

Common open space

- No dimension <15'
- Position near or include a shared path, shared building entry, or other pedestrian activity to allow access from all units on a lot
- Must feature paths, hard surfacing, landscaping, seating, lighting & other pedestrian amenities
- Orient to receive direct sunlight...
- Must be open to the sky...
- May not include or be divided by driveways or parking spaces

Reduce minimum private open space to make more achievable with multiple units. (See next slide for design standards.)

Clarify that walkways may be included in required open space areas.



Private Outdoor Open Space—

Previous Design Standards

- a. No dimension < 8'
- b. Must be directly accessible from the dwelling unit
- c. May be provided as balconies, porches, terraces or roof decks of min 30 SF, and no dimension < 4'
- d. If provided, common open space may replace an equal amount of private open space

Proposed Design Standards

- a. Minimum dimensions:
 - a. At grade or roof decks: No dimension < 6'.
 - b. Above-grade balconies: 4' min. Min 30 SF.
- b. Must be directly accessible from the dwelling unit
- c. If provided, common open space may replace an equal amount of private open space



Reduce from 8' to 6' minimum to make easier to achieve with multiple units. Reorganize dimensional requirements for clarity.

Maximum Building Width & Depth—

	R-1	R-2	R-3	R-4
Singles	60'W x 75'D	60'W x 75'D	60'W x 75'D	60'W x 75'D
Slots	60'W x 90'D 4 units @ 20' = 80'	60'W x 100'D 6 units @ 16' = 96'	60'W x 130'D 8 units @ 16' = 128'	60'W x 140'D 10 units @ 14' = 140' 9 units @ 15.5' = 140'
Rows	90'W	100'W	130'W	140'W
Stacks	75'W x 120'D	75'W x 120'D	130'W x 130'D	140'W x 140'D
Courts	60'W x 90'D	60'W x 100'D	60'W x 130'D	60'W x 140'D

See *Housing Form Type definitions, examples, and abbreviated design standards on the next 5 slides.*

Revise building width & depth to scale up by zone, rather than being a fixed dimension per housing form type. This allows more townhomes (Rows & Slots) per lot in R-3 & R-4 zones while also ensuring compatibility with neighboring buildings.

Singles—

1. Buildings containing one dwelling unit, detached from any other buildings or dwelling units by more than 3'. They may be located abutting streets and in back yards. Each Single has a private entry.
2. **60' width. 75' depth max**
3. Primary elevation shall orient to street where one exists, including Singles located in the rear yard on a corner lot. Singles located in rear yards must orient to street, shared yard, midblock connection, or alley if present.

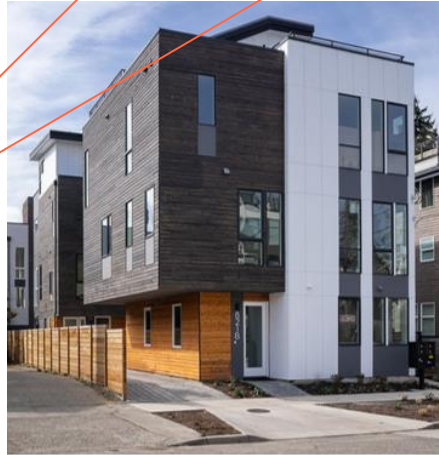
Increase allowed width consistent with existing development.



Slots—

1. Buildings with attached single- and/or multi-story dwelling units aligned perpendicular to the street. The units are configured side-by-side. Each dwelling unit has a private entry. A shared driveway is often included for parking and/or garage access
2. Maximum building width: **60'**. Maximum building depth: **90' in R-1, 100' in R-2, 130' in R-3, 140' in R-4.**
3. Units abutting a street shall orient to that street...
4. Emphasize individual units
5. Street orientation incentive: Front setbacks may be reduced by 3' if at least two units per 50' of linear street frontage orient to that street

Revise building widths & depths to allow more units on deep lots in higher-intensity zones.



Rows

1. Buildings with attached single- and/or multi-story dwelling units aligned parallel to the street. Dwelling units are configured side by side and may be located abutting the street and in a backyard. Each dwelling unit has a private entry
2. Maximum building width: 90' in R-1, 100' in R-2, 130' in R-3, 140' in R-4.
3. Buildings abutting two streets orient to the longest street. Units in backyards orient to the primary ped path or shared ped-vehicle path or improved parking court.
4. Emphasize individual units
5. Shared parking area incentive. A single driveway accessing a shared parking area for front & rear dwelling unit parking is encouraged. A 3' front setback reduction is available to fit this parking area on the lot.

Revise building widths to allow more units on consolidated and large lots, consistent with some townhouse developments that exist today.



Stacks—

1. Buildings with attached dwelling units that stack on top of each other. Dwelling units usually have a shared entry but may also have private entries
2. Maximum building dimensions:
 - R-1: 75' wide x 120' deep
 - R-1: 75' wide x 120' deep
 - R-1: 130' wide x 130' deep
 - R-1: 140' wide x 140' deep
3. Emphasize primary shared entrances

Revise building widths & depths to allow more units and to incentivize this hard-to-pencil housing form type.



Courts—

1. Attached and/or detached units arranged around a courtyard or shared common open space on 2 or 3 sides. Attached units may have side-by-side and/or stacked configurations
2. Each detached Court must include 6+ units
3. **Maximum building wing width: 60'. Maximum building depth: 90' in R-1, 100' in R-2, 130' in R-3, 140' in R-4.**
4. Building orientation & access:
 - Units abutting a street must orient to street. Other units must orient to courtyard...
5. [20%] Contiguous & accessible open space required. May not include vehicular spaces. Min 20' width.
6. One carriage house allowed per 3 detached units...



Revise building width & depth to allow more units and to scale up with higher intensity zones.



Pine Street Cottages have porches on both the street and courtyard sides of dual-facing cottages.

Next Steps—

Code Updates

- City Council public hearing **6/26**

Housing Action Plan

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



Thank you!—