



CITY OF
**MOUNTLAKE
TERRACE**



Chapter 19.30 & 19.32, R-Districts

City Council Regular Meeting: July 2, 2026

Brooke Eidem, Community Development Director

PURPOSE

- Middle Housing Updates in 2025 per HB 1110
- Areas of confusion and inconsistency identified
- Minor, limited amendments throughout to improve clarity and user-friendliness
 - Incorporate code interpretations
 - Clarify language for readability
 - Improve land use and dimensional table organization
 - Address language in ADU section for better alignment with State requirements

LEGISLATIVE HISTORY

- Planning Commission discussions
 - April 27, 2026
 - May 11, 2026
- Planning Commission Public Hearing
 - May 27, 2026
 - Voted 6-0 to recommend approval
- City Council Work Session
 - June 11, 2026

PLANNING COMMISSION RECOMMENDATION

- Chapter 19.30 MTMC
 - Remove minimum lot size from zone titles in the land use headings
 - Renumber superscript notes in use tables to put in numeric order
 - Relocate all middle housing form categories in use table to “multiplex” category
 - Add note to clarify multi-unit apartments are considered “stacks”
 - Add footnote to dimensional table exempting vehicle parking space from FAR
 - Reword prohibition on ADUs in critical areas for clarity
 - Remove lot coverage and redundant language from ADU size and scale subsection
 - Remove reference to “garage” from ADU conversions subsection to clarify any accessory structure can be converted to an ADU, consistent with state legislation
 - Minor grammar improvements throughout Chapter 19.30 MTMC
- Chapter 19.32 MTMC
 - Modify description of “stacks” to ensure it includes apartments

BOARD/COMMISSION RECOMMENDATION

- Planning Commission recommended approval of regulations
- Planning Commission Findings of Fact & Conclusions Exhibit A to draft Ordinance

DISCUSSION & QUESTIONS

Thank you

